



APPOINTED
CREDIT BANK

COVERING LETTER TO SALE NOTICE

Ref: ROMPM/R&L/SALE/35/2026-27/AUG

Date: 14.07.2026

To

Mr.Ahemmed Kutty A
s/o Assainar Haji
Arakkal House
Parambilpeedika P O
Tirurangadi
Malappuram 676317

Mr.Muhammed Khairu P K M
s/o Ahemmed Kutty
Arakkal Manzil
Tirurangadi
Parambilpeedika
Malappuram 676317

Mr.Assainar Haji (Guarantor)
Arayckan Thenhippalam
Tirurangadi
Malappuram
676317

Madam/Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank Parambilpeedika Branch have taken possession of the assets described in Schedule of Sale annexed hereto in terms of Section 13 (4) of the Subject Act in connection with the outstanding dues payable by you to our Parambilpeedika Branch of Canara Bank. The undersigned proposes to sell the assets more fully described in the Schedule of Sale notice.

Hence, in terms of the provisions of the Subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other debt payable to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorised Officer, Canara Bank
ENCLOSURE SALE NOTICE



APPENDIX XXXIII

(Auction Sale Notice for Immovable properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Canara Bank **Parambilpeedika Branch**, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 12.08.2026 (mention date of sale), for recovery of **Rs.6,07,711/- (Rupees Six Lakh Seven Thousand Seven Hundred and Eleven only)** with future interest, costs and charges due to the Secured Creditor from **Mr. Ahemmed Kutty A, Mr. Assainar Haji and Mrs. Ummul Khairu P K M** (mention name of borrower (s) and Guarantor (s)). The reserve price will be **Rs.1,00,00,000/- (Rupees One Crore Only)** and the earnest money deposit will be **Rs.10,00,000/- (Rupees Ten Lakh Only)**.

1	Name and Address of the Secured Creditor	Canara Bank, Parambilpeedika Vill:218, Via Velinukku, Parambilpeedika 676317
2	Name and Address of the Borrower & Guarantor	Mr. Ahemmed Kutty A s/o Assainar Haji Arakkal House Parambilpeedika P O Tirurangadi Malappuram 676317 Smt. Ummul Khairu P K M w/o Ahemmed Kutty Ammer Manzil Peruvallur Parambilpeedika Malappuram 676317



		Mr. Assainar Haji (Guarantor) Arayckan Thenhippalam Tirurangadi Kannappuram 626317
3	Total Liabilities as on 14.07.2026	Rs.6,07,711/- (Rupees Six Lakh Seven Thousand Seven Hundred and Eleven only) with future interest, costs and charges due to the Secured Creditor from Mr. Ahemmed Kutty A, Mr. Assainar Haji and Mrs. Ummul Khairu P K A
4	a) Mode of Auction b) Details of Auction Service Provider c) Date & Time of Auction d) Place of Auction	Online M/s. PSB Alliance (Baanknet) 12.08.2026 & 11.00 am to 12:00pm Online
5	Details of Properties	Wholesal Part and Parcel of the property consisting of 1.89 cent of land thereon in Re Sy. No. 16/5 in Chellamballur Village, Tirurangadi Taluk, Kannappuram District in the name of Mr. Ahemmed kutty . Boundaries as per Location certificate: North: Main Road South: Property of Chellarambath Mujeeb East: Property of Chellarambath Muhammed Taha West: Property of Palapetty Moosa Musliyar
6	Reserve Price (Please note to mention separately for each property)	Rs.1,00,00,000/- (Rupees One Crore Only)
7	Earnest Money Deposit	Rs.10,00,000/- (Rupees Ten Lakh Only).
8	The property can be inspected Date & Time	12.08.2026 & 10:00 AM and 5:00 PM



9 Other terms and conditions :

- a). The property/ies will be sold in AS is what is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below.
- b) The property/ies will be sold above the Reserve Price.
- c). The property can be inspected on **07.08.2026** between **10:00 AM and 5:00 PM**.
- d). Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051,Email:support.BAANKNET@psballiance.com).
- e). The intending bidders shall deposit Earnest Money Deposit (EMD) **Rs.10,00,000/- (Rupees Ten Lakh Only)** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly on or before **10.08.2026 at 5.00 PM**.
- f). Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000.00 (Rupees Ten Thousand Only)** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g).The incremental amount/price during the time of each extension shall be **Rs. 10,000.00 (Rupees Ten Thousand Only)** (incremental price) and time shall be extended to **5(Five) (minutes)** when valid bid received in last minutes.
- h). Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.



i).The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

j).The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NIFT to Account No. 209272434 of Canara Bank, **Parambilpeedika** Name of Branch, II SC Code CIBR000C1697 (Branch IFSC Code).

k).All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l).For sale proceeds above Rs. 50.00 Lakh (Rupees fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m).To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries / due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n).It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property / its specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **07.08.2026 from 10:00 A.M. to 5:00 P.M.**

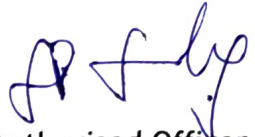
o)Authorised officer reserves the right to postpone, cancel or vary the terms and conditions of auction without assigning any reason therefor.

p).For further details Sivakumar S P (Name of Authorised Officer & its team CO/RO Branch, Ph. No. Mobile - 9446998401) may be contacted during office hours on any working day.



The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/
6354910172/ 8291220220/9892219848/ 8160205051,
Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com).

Place: Malappuram
Date: 14.07.2026


Authorised Officer
Canara Bank