

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I

Ref: ARM/E-AUCTION/A M I LEATHERS - 1

Date: 30/06/2026

To

- a. M/s.A.M.I. Leathers,
Rep. by its Proprietor Mr.A.Mohammed Ismail,
No.13B, Kattur Sadayappan Street,
Periamet,
Chennai – 600003.
- b. Mr.A.Mohammed Ismail,
S/o.Mr.P.Abdul Khader,
No.37B, Arasamaram 1st Street,
Begambur,
Dindigul – 624004.

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, Canara Bank, Kellys Branch had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to them. The account has since been transferred to Asset Recovery Management Branch, Chennai and the undersigned proposes to sell the assets (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

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

Yours faithfully,

कृते केनरा बैंक For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा केनरा 13 / ARM Branch, Chennai-13.
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **constructive** possession of which has been taken by the Authorised Officer of **Kellys Branch** of the Canara Bank, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **04/08/2026**, (Time 10:30 A.M. to 11:30 A.M) for recovery of **Rs.3,52,44,915.93/-** due as on **31/05/2026 with further interest and other incidental charges thereto incurred to the Asset Recovery Management Branch I of Canara Bank from M/s.A.M.I. Leathers represented by Prop. Mr.A.Mohammed Ismail.**

The reserve price will be **Rs.15,75,000/- (Rupees Fifteen Lakhs Seventy Five Thousand Only)** and the earnest money deposit will be **Rs.1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **03/08/2026** till 5.00 P.M.

Details of Property: (CERSAI ID: 200012504880)

(Property in the name of Mr.A.Mohammed Ismail, vide Doc.No.7024/2014)

In Dindigul District, Dindigul Joint II Sub Registrar Office, Dindigul Taluk, Thottanuthu Village, the land measuring 1.44 acres in S.No.155/1A, 2.88 acres in S.No.155/1B, 2.88 acres in S.No.154/1, 50 Cents in S.No.154/2, 1.87 acres in S.No.155/2, 32 Cents in S.No.157 in total 9.04 acres were divided into plots under the name and style as V.P.R. Garden.

Item No.1:

S.No.155/2, the plot no:129 measuring 2722-1/2 sq.ft.

Ist part measuring 1845 sq.ft.

IInd part measuring 877-1/2 sq.ft.

Boundaries : (Plot No.129)

North :: Plot Nos.126, 127, 128

South :: East-West 20 ft. road

East :: Plot No.130

West :: South-North 20 ft. road

Extent of Land :

Plot No.129 (2722-1/2 sq.ft)



Ist Part (1845 sq.ft.)

East-West on the northern side - 90 ft.

On the southern side - 90 ft.

South-North on the eastern side 20-1/2 ft.

On the western side 20-1/2 ft.

IInd Part (877-1/2 sq.ft)

East-West on the northern side - straight 90 ft.

On the southern side - slanting 92-1/2 ft.

South-North on the eastern side 19-1/2 ft.

On the western side 0 ft.

Item No.2:

S.No.157, the plot no:133 measuring 1672-1/2 sq.ft.

Ist part measuring 1620 sq.ft

IInd part measuring 52-1/2 sq.ft

Boundaries : (Plot No.133, 133A, 135, 136)

North :: Land in S.No.156

South :: Land in S.No.152

East :: Land in S.No.156

West :: East-West 20 ft. Road

Extent of Land :

Plot No.133 (1672-1/2 sq.ft)

Ist Part (1620 sq.ft.)

East-West on the northern side - 54 ft.

On the southern side - 54 ft.

South-North on the eastern side 30 ft.

On the western side 30 ft.

IInd Part (52-1/2 sq.ft)

East-West on the northern side - 3-1/2 ft.

On the southern side - 0 ft.

South-North on the eastern side cross 30-1/4 ft.

On the western side 30 ft.



S.No.157, the plot no:133A measuring 1571-1/4 sq.ft.

Extent of Land

Ist part measuring 1522-1/2 sq.ft

East-West on the northern side - 50-3/4 ft.

On the southern side - 50-3/4 ft.

South-North on the eastern side 30 ft.

On the western side 30 ft.

IInd Part (48-3/4 sq.ft.)

East-West on the northern side - 3-1/4 ft.

On the southern side - 0 ft.

South-North on the eastern side 30-1/4 ft.

On the western side 30 ft.

S.No.157, the plot no:135 measuring 1462-1/2 sq.ft.

Ist part measuring 1402-1/2 sq.ft.

East-West on the northern side - 46-3/4 ft.

On the southern side - 46-3/4 ft.

South-North on the eastern side 30 ft.

On the western side 30 ft.

IInd Part (60 sq.ft.)

East-West on the northern side - 4 ft.

On the southern side - 0 ft.

South-North on the eastern side cross 30-1/4 ft.

On the western side straight 30 ft.

S.No.157, the plot no:136 measuring 1608-3/4 sq.ft.

Ist part measuring 1179-3/4 ft.

East-West on the northern side - 46-3/4 ft.

On the southern side - 44 ft.

South-North on the eastern side cross 24-1/4 ft.

On the western side straight 27-3/4 ft.

IInd Part (273 ft.)

East-West on the northern side - 28 ft.

On the southern side - 36-1/2 ft.

South-North on the eastern side cross 0 ft.

On the western side straight 19-1/2 ft.



IIIrd Part (156 ft.)

East-West on the northern side - 16 ft.

On the southern side - 23-1/4 ft.

South-North on the eastern side straight 19-1/2 ft.

On the western side straight 0 ft.

Item No.3:

S.No.157, the plot no:137 measuring 1737 sq.ft.

S.No.157, the plot no:138 measuring 900 sq.ft.

S.No.157, the plot no:139 measuring 1428-3/4 sq.ft.

Ist part measuring 735 sq.ft.

IIInd part measuring 693-3/4 sq.ft.

Boundaries : (Plot No.137, 138, 139)

North :: East-West 20 ft. road

South :: Land in S.No.152

East :: South-North 20 ft. road

West :: Land in S.No.152

Extent of Land :

Plot No.137 (1737 sq.ft.)

East-West on the northern side - 54-1/2 ft.

On the southern side - 83-1/2 ft.

South-North on the eastern side straight 63-3/4 ft.

On the western side 0 ft.

Plot No.138 (900 sq.ft.)

East-West on the northern side - 30 ft.

On the southern side - 30 ft.

South-North on the eastern side 30 ft.

On the western side 30 ft.

Plot no:139 (1428-3/4 sq.ft.)

Ist part measuring 735 ft.



East-West on the northern side - 24-1/2 ft.
On the southern side - 24-1/2 ft.
South-North on the eastern side 30 ft.
On the western side 30 ft.

IInd Part (693-3/4 ft.)

East-West on the northern side - 46-1/4 ft.
On the southern side - 0 ft.
South-North on the eastern side straight 30 ft.
On the western side cross 55 ft.

The total extent of land in plot nos.129, 133, 133A, 135, 136, 137, 138, 139 is 13,103-1/4 sq.ft.

The property lies within the jurisdiction of office of Dindigul Joint II Sub-Registrar Office.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Assistant General Manager, Canara Bank Asset Recovery Management Branch, Chennai** (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date: 30/06/2026
Place: Chennai

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र सारण केनरा बैंक / ARM Branch Chennai-18.
AUTHORISED OFFICER
CANARA BANK

**A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.06.2026**

- 1. Name and Address of the Secured Creditor** : Canara Bank,
Asset Recovery Management Branch I,
524, 8th Floor, Canara Towers,
Anna Salai, Teynampet, Chennai – 600 018
(Ph.No.044 - 2849 6339, 2849 6900)
- 2. Name and Address of the Borrowers and Guarantors** :
 1. M/s.A.M.I. Leathers,
Rep. by its Proprietor Mr.A.Mohammed Ismail,
No.13B, Kattur Sadayappan Street,
Periamet,
Chennai – 600003.
 2. Mr.A.Mohammed Ismail,
S/o.Mr.P.Abdul Khader,
No.37B, Arasamaram 1st Street,
Begambur,
Dindigul – 624004.
- 3. Total liabilities as on 31.05.2026** : **Rs.3,52,44,915.93/- (Rupees Three Crores Fifty Two Lakhs Forty Four Thousand Nine Hundred Fifteen and paise Ninety Three only)**
with further interest and other incidental charges thereto incurred by the Bank
- 4. (a) Mode of Auction** : Online Auction (E-Auction)
(b) Details of Auction service provider : **Baanknet (M/s PSB Alliance Pvt. Ltd),**
(Contact No. 7046612345 / 6354910172 / 8291220220/ 9892219848 / 8160205051,
Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).
(c) Date & Time of Auction : **04.08.2026 & Time 10:30 A.M. to 11:30 A.M.**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) Portal of E-Auction : **<https://baanknet.com>**
- 5. Reserve Price** : **Property No.1: Rs.15,75,000/- (Rupees Fifteen Lakhs Seventy Five Thousand Only)**
- 6. Earnest Money deposit** : **Property No.1: Rs.1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred Only).**
- 7. The property can be inspected on** : **01.08.2026**



OTHER TERMS AND CONDITIONS

- a. The property/ies will be sold in “**As is where 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 Monet deposit (EMD) referred to in (e).
- b. The property/ies will be sold above the reserve price.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **01.08.2026** between 11.00 A.M. & 4.00 P.M.
- 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 & Aadhar linked with latest Mobile Number and also register with digilocker 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 - 8291220220, Email: support.baanknet@psballiance.com).
- e. The intending bidders shall deposit Earnest Money deposit (EMD) , 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan **on or before 03.08.2026 till 5.00 PM**
- f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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.50,000/-** and time shall be extended to **5 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 / NEFT to Account No.**209272434** of Canara Bank, **ARM branch**, IFSC Code **CNRB0002361**.
- 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/ies 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 **01.08.2026** between 11.00 A.M. & 4.00 P.M.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details, contact **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai – 600 018.** (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
- q. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Chennai
Date : 30.06.2026

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा केनरा-18. / ARM Branch, Chennai-18.
AUTHORISED OFFICER
CANARA BANK