

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

Ref : ARM:SN:NSC:01:KMK:2026-27

Date:27/07/2026

M/s Nest Sales Corporation 807, Near Union Bank of India AM Road, Perumbavoor Perumbavoor P O Ernakulam - 683542	Mr. Basheer Ahammed, Mangalathu, Nedumthodu, Mudickal, Vengola, Ernakulam-683547
Mr. Shamse T M s/o Mytheen, Thekkumakattil, Velloorkunnam, Muvattupuzha, Ernakulam-686673	Ms. Kabeera Shamse, Thekkumkattil, Kavumkara, Vazhappilly, Narappu Road, Velloorkunnam, Muvattupuzha, Ernakulam- 686673
Mr. Aravindakshan I R s/o Raman, Illathuparambil House, Mankuttipadam, Thrissur 680699	

Sir / Madam,

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, the Authorized Officer, Canara Bank, Asset Recovery Management Branch Ernakulam, 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. Now the undersigned is placing the assets for sale (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,

AUTHORISED OFFICER, CANARA BANK

Encl: 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 **symbolic** possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on 05/09/2026, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **Rs. 9,93,30,860.16/- (Rupees Nine Crores Ninety Three Lakhs Thirty Thousand Eight Hundred and Sixty and Sixteen Paise Only)** due as on **29/06/2026** plus further interest thereon along with other charges due to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s Nest Sales Corporation represented by properitor Mr. Basheer Ahammed and guarantors/mortgagors Mr. Shamse T M, Ms. Kabeera Shamse , Mr. Aravindakshan I R.**

Details of Immovable Properties

Property 1

Property in the name of Mr. Basheer Ahammed covered by Document No. 1051/2017 of SRO Kuruppumpadi.

All that part and parcel of the immovable property consisting of 10.69 Ares (10.59 Ares in Re Sy No.38/3/2 and 0.10 Ares in Re Sy No.381/1/) of Land in Re Sy No. Block No.15 at Asamannor Village and other improvements thereon situated at Kunnathunad Taluk Ernakulam District in the name of Mr. Basheer Ahammed covered by Document No.1051/2017 of Kuruppumpadi SRO.

Boundaries as per title deed:

East - Property of Moosa
South - Mud Way and Property of Moosa
West - Property of Putharikandathil
North - A M Road

The reserve price for the property will be Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only) and the earnest money deposit will be Rs.11,90,000 /- (Rupees Eleven Lakhs Ninety Thousand Only). The Earnest Money Deposit shall be deposited on or before 05/09/2026 at 10.00 am.

Property 2

Property in the name of Mr. Shams T M and Ms. Kabeera Shams covered by Document No.271/2008 & 5091/2011 of Muvattupuzha SRO.

All that part and parcel of the immovable property consisting of 11.91 Ares (4.45 Ares in Re Sy No.931/2B and 7.46 Ares in Re Sy No.931/2A) of Land in Velloorkunnam Village along with residential building and other improvements thereon situated at Muvattupuzha Taluk Ernakulam District in the name of Mr. Shams T M and Ms. Kabeera Shams covered by Document No.271/2008 of Muvattupuzha SRO.

Boundaries as per title deed:

East - Road
South - Property of Muhammed
West - Properties of Nazeer and Muhammed
North - Properties of Nazeer and Muhammed

All that part and parcel of the immovable property consisting of 1.42 Ares (0.61 Ares in Sy No.932/1 and 0.81 Ares in Re Sy No.931/3/1) of Land in Velloorkunnam Village and other improvements thereon situated at Muvattupuzha Taluk Ernakulam District in the name of Mr. Shams T M and Ms. Kabeera Shams covered by Document No.5091/2011 of Muvattupuzha SRO.

Boundaries as per title deed:

East - Property of Shams & Kabeera Shams
South - Property of Thottathikudiyil Yahiya
West - Remaining property of Ijas Basheer
North - Remaining property of Ijas Basheer

The reserve price for the above properties will be Rs. 2,22,00,000/- (Rupees Two Crores Twenty Two Lakhs Only) and the earnest deposit will be Rs. 22,20,000 /- (Rupees Twenty Two Lakhs Twenty Thousand Only). The Earnest Money Deposit shall be deposited on or before 05/09/2026 at 10.00 am.

Property 3

Property in the name of Mr. Basheer Ahammed covered by Document No. 3498/2009 of SRO Perumbavoor.

All that part and parcel of the immovable property consisting of 5.35 Ares (3.15 Ares in Re Sy No.137/3/2-1 and 2.20 Ares in Re Sy No.137/17/2-1) of Land in Re Sy No. Block No.21 at Vengola Village along with building and other improvements thereon situated at Kunnathunad Taluk Ernakulam District in the name of Mr. Basheer Ahammed covered by Document No.3498/2009 of Perumabvoor SRO.

Boundaries as per title deed:

East - Property of Shaji
South - Way
West - Property of Jameela
North - Way

The reserve price for the property will be Rs. 96,30,000/- (Rupees Ninety Six Lakhs Thirty Thousand Only) and the earnest deposit will be Rs.9,63,000 /- (Rupees Nine Lakhs Only). The Earnest Money Deposit shall be deposited on or before 05/09/2026 at 10.00 am.

Property 4

Property in the name of Mr. Aravindakshan I R covered by Document No.878/2000 & 4506/1995 of Kodali SRO.

All that part and parcel of the immovable property consisting of 7.93 Ares (5.15 Ares in Sy No.414/18-2 and 2.78 Ares in Re Sy No.414/18-3) of Land in Mattathur Village along with residential building and other improvements thereon situated at Chalakkudy Taluk Thrissur District in the name of Mr. Aravindakshan I R covered by Document No.878/2000 & 4506/1995 of Kodali SRO.

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Boundaries as per title deed:

East - Property of Illathuparambil Mani

South - Road

West - Property of Palliyil Shaji

North - Property of Illathuparambil Mani

The reserve price for the property will be Rs. 25,60,000/- (Rupees Twenty Five Lakhs Sixty Thousand Only) and the earnest deposit will be Rs.2,56,000 /- (Rupees Two Lakhs Fifty Six Thousand Only). The Earnest Money Deposit shall be deposited on or before 05/09/2026 at 10.00 am.

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 Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

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

Date : 27/07/2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

- 5. Reserve Price** : **Property 1: Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only)**
Property 2: Rs. 2,22,00,000/- (Rupees Two Crores Twenty Two Lakhs Only)
Property 3: Rs. 96,30,000/- (Rupees Ninety Six Lakhs Thirty Thousand Only)
Property 4: 25,60,000/- (Rupees Twenty Five Lakhs Sixty Thousand Only)
 (Only the bids with minimum 1 incremental offer above reserve price will be accepted)

OTHER TERMS AND CONDITIONS

- a. The property will be sold in “as is where is, as is what is and whatever there is” basis including encumbrances, if any.
- b. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **14/08/2026** between 11:00 A.M. & 4:00 P.M.
- d. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e. Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (BAANKNET)**, **Help Desk Number : 8291220220**, Email id: support.BAANKNET@psballiance.com
- f. The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider **M/s PSB Alliance (BAANKNET)**, **Help Desk Number : 8291220220**, Email id: support.BAANKNET@psballiance.com
- g. EMD amount of 10% of the Reserve Price is to be deposited 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 **well before 05/09/2026 upto 10:00 AM**.
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **05/09/2026, 10:00 AM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
 - i. Details of payment in e-wallet & Bidder's A/c details.
 - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii. Bidders Name. Contact No. Address, E Mail Id.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/- (Rupees One Lakh Only) for property 1 & 2, Rs.50,000/- (Rupees Fifty Thousand Only) for property 3 & Rs.25,000/- (Rupees Twenty Five Thousand Only) for property 4**. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

- 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.

**AUTHORISED OFFICER
CANARA BANK**