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संदर्भ सं./ Ref:7909/SARMB/TVM/AUG/RP13

दिनांक/Date: 03.08.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

M/s ARM Industries, Kallumthazham, Kilikolloor PO, Kollam- 691004	Sri Nazarudeen A, s/o Sri Abdul Rasheed, Parippallil veedu, Kottamkara, Chandanathope PO, Kollam-691014
Smt Leena Nazar, w/o Sri Nazarudeen A, Parisppallil veedu, Kottamkara, Chandanathope PO, Kollam- 691014	

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 has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our, **Specialized Asset Recovery Management Branch Thiruvananthapuram** 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 there under, I am herewith sending the Sale 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
Authorised Officer
CANARA BANK



ENCLOSURE - SALE NOTICE

സ്പെഷ്യാലൈസ് അസറ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മുന്നാം നില ട്രിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംക്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा, तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेनसर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction, Trivandrum 695001	☎ : 0471 2324797 ☎ : 9037756600 cb7909@canarabank.com Web : www.canarabank.com
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5	Details of Properties	1. All that part and parcel of the property having an extent of 4.45 ares of land and building in Re Sy No 189/5/2/2 in block no 16 of Kottamkara village, Kollam Taluk, Kollam District having the following Boundaries <table><tr><td>East</td><td>Property of Podiyan & Muhammed Rafi</td></tr><tr><td>West</td><td>Property of Raghavan Pillai</td></tr><tr><td>North</td><td>Way & property of Kamal</td></tr><tr><td>South</td><td>Property of Radhakrishnan</td></tr></table> 2. All that part and parcel of the property having an extent of 1.62 ares of land and building in Re Sy No 189/5-4 in block no 16 of Kottamkara village, Kollam Taluk, Kollam District having the following boundaries <table><tr><td>East</td><td>Property of Thulaseedharan Pillai</td></tr><tr><td>West</td><td>Property of Nazarudeen</td></tr><tr><td>North</td><td>Property of Leelamma</td></tr><tr><td>South</td><td>Way</td></tr></table>	East	Property of Podiyan & Muhammed Rafi	West	Property of Raghavan Pillai	North	Way & property of Kamal	South	Property of Radhakrishnan	East	Property of Thulaseedharan Pillai	West	Property of Nazarudeen	North	Property of Leelamma	South	Way
East	Property of Podiyan & Muhammed Rafi																	
West	Property of Raghavan Pillai																	
North	Way & property of Kamal																	
South	Property of Radhakrishnan																	
East	Property of Thulaseedharan Pillai																	
West	Property of Nazarudeen																	
North	Property of Leelamma																	
South	Way																	
6	Reserve Price	Rs.60,00,000/- (Rupees Sixty Lakh only)																
7	Earnest Money Deposit	Rs 6,00,000/-(Rupees Six Lakh Only)																
8	The property can be inspected Date & Time	On or before 21.08.2026 between 10.00 AM and 5.00 PM.																

9. Other terms and conditions

- The properties 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 Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior appointment of the Authorized Officer, on or before 21.08.2026 between 10.00 am to 5.00 pm.
- 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 e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details

സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് റിക്കവറി
മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം
കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്
മുനമ്പ് നില
ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ
ജംഗ്ഷൻ, തിരുവനന്തപുരം
695001

विशेषीकृत आस्ति प्रदुली प्रबंधन शाखा
तिरुवनंतपुरम
तृतीय तल
केनरा बैंक अंचल कार्यालय बिल्डिंग
स्पेन्सर जंक्शन, एम जी रोड
तिरुवनंतपुरम
695001

Specialized Asset Recovery Management Branch,
Trivandrum
Third Floor Canara Bank Circle Office Building TC
26/173(1) MG Road, Spencer Junction,
Trivandrum 695001

☎ : 0471 2324797
☎ : 9037756600
cb7909@canarabank.com
Web : www.canarabank.com



7046612345/6354910172/

8291220220/9892219848/8160205051,

Email:

support.BAANKNET@psballiance.com.

- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **6,00,000/- (Rupees Six Lakh Only)** being 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 **21.08.2026, 5.00 PM**.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 50,000/-** (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.50,000/-** (incremental price) 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.
- 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, **Specialized Asset Recovery Management branch Thiruvananthapuram**, IFSC: **CNRB0007909**.
- 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 only), 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 eAuction advertisement does not constitute and will not be deemed to constitute any



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