

संदर्भ सं./ Ref: 04MOH/ARM /CALICUT /SARFAESI-SN-2026

दिनांक/ Date: 01.09.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

Mr. Muhammad M K Madathikandy House, Kottappally Post, Vadakara, Kozhikode Kerala - 673542	Mrs. Subaida M K Madathikandy House, Kottappally Post, Kozhikode, Kerala - 673542
Mr. Muhammed Shamil Naduvilakandi Ayanchery, Villyapalli, Vadakara, Kozhikode, Kerala - 673542	

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, **Specialized ARM branch, Kozhikode** have 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 ARM branch, Kozhikode** 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 being published in the Newspaper 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
Authorised Officer
Canara Bank
प्राधिकृत अधिकारी / Authorised Officer
ए.आर.एम शाखा कोझिकोड
A.R.M Branch Kozhikode

ENCLOSURE - SALE NOTICE

A R M Branch, Circle Office Kozhikode, Opposite National Hospital, Faura Building, Near Ruchi Bhavan,
Mavoor Road, Kozhikode - 673001
cb7594@canarabank.com Ph. 9188406941

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 constructive possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.09.2026** for recovery of **₹ 47,02,685.66 (Rupees forty seven lakh two thousand six hundred eighty five and paise sixty six only)** as on **31.08.2026** and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: **Mr. Muhammad M K, Madathikandy House, Kottappally Post, Vadakara, Kozhikode, Kerala – 673542, Mrs. Subaida M K, Madathikandy House, Kottappally Post, Kozhikode, Kerala – 673542 and Mr. Muhammed Shamil, Naduvilakandi Ayanchery, Villyapalli, Vadakara, Kozhikode, Kerala – 673542.** The reserve price will be **₹ 59, 00,000.00 (Rupees fifty-nine lakhs only)** and the earnest money deposit will be **₹ 5, 90,000.00 (Rupees five lakh ninety thousand only).**

Details and full description of the immovable properties:

All part and parcel of property to the extent of 3.92 ares of land with residential building in Re Sy No 119/17 (As per sale deed No 1370/2015 dated 07.10.2015) and 119/36 (Re Sy No as per Thandapper Account No. 2114) Kottappalli Desom, Kottappalli Village, Vadakara Taluk and Kozhikode District in the name of Mr. Muhammed M K.

Boundaries: -

East : Kandoth Meethal Paramba

North : Thannilsesham theeru kodutha sthalam

West : Thannilsesham Moosa muthal 2 perkku theeru kodukkunna sthalam

South : Thannilsesham Moosa muthal 2 perkku theeru kodukkunna sthalam

Boundaries as per Location Sketch: -

East : Edavazhi

North : Muhammed, Hajara Kandoth

West : Moosa, Sainaba Madathil Kandiyil

South : Moosa, Sainaba Madathil Kandiyil

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Website www.canarabank.bank.in or may contact Authorized Officer ARM Branch, Kozhikode, mail id: cb7594@canarabank.com, Ph: 9188406941.

Date: 01.09.2026

Place: Kozhikode

कनरा बैंक For CANARA BANK
Authorized Officer
CANARA BANK
प्राधिकृत अधिकारी
ए.आर.एम.
A R M

A R M Branch, Kozhikode, Opposite National Hospital, Faara Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode - 673001
cb7594@canarabank.com Ph. 9188406941

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. Mr. Muhammad M K Madathikandy House, Kottappally Post Vadakara, Kozhikode, Kerala – 673542 2. Mrs. Subaida M K Madathikandy House, Kottappally Post Kozhikode, Kerala – 673542 3. Mr. Muhammed Shamil Naduvilakandi, Ayanchery Villyapalli, Vadakara Kozhikode, Kerala - 673542
3.	Total liabilities as on date	₹ 47,02,685.66 (Rupees forty seven lakh two thousand six hundred eighty five and paise sixty six only) as on 31.08.2026
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction :	30.09.2026 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	All part and parcel of property to the extent of 3.92 ares of land with residential building in Re Sy No 119/17 (As per sale deed No 1370/2015 dated 07.10.2015) and 119/36 (Re Sy No as per Thandapper Account No. 2114) Kottappalli Desom, Kottappalli Village, Vadakara Taluk and Kozhikode District.
6.	Reserve Price of Property	₹ 59, 00,000.00 (Rupees fifty-nine lakhs only)
7.	Earnest Money Deposit (EMD)	₹ 5, 90,000.00 (Rupees five lakh ninety thousand only) on or before 30.09.2026 till 11.30 AM
8.	The property can be inspected Date & Time	With prior appointment with Authorized Officer, on any working day between 10:00 AM and 4:00 PM
9.	Details of Encumbrance	Not to the knowledge of the bank till date
10.	Details of Litigation	Not to the knowledge of the bank till date



- 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose
- k. 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 Kozhikode, IFSC Code CNRB0007594.
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
- p. 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 any working day between 10.00 AM and 4.00 PM.

- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
- s. For further details ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com)

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: Kozhikode

Date: 01.09.2026


AUTHORISED OFFICER
CANARA BANK
प्राधिकृत अधिकारी
ए.आर. मवूर रोड
कोझिकोड