

Ref: ARMB/SN/510389/222/2026-27/SVT

Date: 31-08-2026

COVERING LETTER TO SALE NOTICE

To,

M/s.Hindustan Cashew Industries, Sagar Road, sy no. 27B Kitre Village, Bhatkal Taluka Uttara Kannada District 581320 Karnataka	Mr. Nazeer Ahmad Makbulsab Nadaf S/o Makbulsab Nadaf, II Cross, Mahantesh Nagar, LIG 89, Belgavi 590016
Mrs. Tabassum Nazeerahmed Nadaf, II Cross Mahantesh Nagar, LIG 89,Belagavi 590016 Karnataka	Mr. Ramu@ Ramachandra Narasimha Kamath, S/o Narasimha Kamath, H No. 555 Sri Kundodari,Shastry Colony Hurulisal Bhatkal 581320 Karnataka

Dear Sirs,

SUB: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of Immovable Properties under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules 2002.

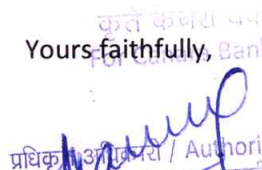
As you are aware, I, on behalf of Canara Bank, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Canara Bank.

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,


प्रधिकृत / Authorised Officer
ARM-Branch, Panaji, Goa.
Authorized Officer,
Akansha DP
Chief Manager
Specialized ARM Branch, Panaji

ENCLOSURE – SALE NOTICE

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3	Total liabilities as on 31-07-2026	Rs. 9,10,12,585.96 (Rupees Nine Crore Ten Lakh Twelve Thousand Five Hundred Eighty-Five and Paise Ninety-Six Only)								
4	Mode of Auction	E-Auction								
	Details of Auction service provider	BAANKNET (M/s PSB Alliance Pvt. Ltd.) https://baanknet.com/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings								
	Date & Time of EMD	Till 05:00 PM on 18.09.2026								
	Date & Time of Auction	On 19.09.2026, from 11:00 PM to 12:00 PM								
	Place of Auction	Online (https://baanknet.com)								
5	Details of Property/ies Land situated, in village Asundi hobli Soudatti, hobli. (Owned by Mrs Tabassum Nazeerahmed Nadaf) <table><thead><tr><th>The village</th><th>Block No R.S.No</th><th>field A-Gu</th><th>The shape is complete Rs.-Pi</th></tr></thead><tbody><tr><td>Asundi</td><td>92/2</td><td>6-32</td><td>7-21</td></tr></tbody></table> 1. Land Extent: Although the sale deed mentions 06 Acres 32 Guntas, only 05 Acres 17 Guntas is presently stated to be available, and the balance 01 Acre 15 Guntas is not available as per the latest mutation register extract. Bidders shall not proceed on the basis of the full extent mentioned in the sale deed and must satisfy themselves regarding the actual available extent before bidding. 2. Approach Road: The approach to the property/entrance gate passes through land belonging to other persons. Bidders shall not claim any approach way to the property from the Bank. 3. Land Use / NA Status: The NA order was conditional. Bidders shall independently verify the present land-use status both as per land records and actual use as cultivation activity was observed. Prospective bidders are advised to satisfy themselves regarding the above aspects before participating in the auction. (Property under Symbolic Possession)		The village	Block No R.S.No	field A-Gu	The shape is complete Rs.-Pi	Asundi	92/2	6-32	7-21
The village	Block No R.S.No	field A-Gu	The shape is complete Rs.-Pi							
Asundi	92/2	6-32	7-21							
6	Reserve Price	Rs.1,64,03,000.00 (Rupees One Crore Sixty-Four Lakh Three Thousand Only)								
7	Earnest Money Deposit	Rs.16,40,300.00 (Rupees Sixteen Lakh Forty Thousand Three Hundred only)								
8	The property can be inspected Date & Time	Property is under Symbolic Possession.								
9	Details of Encumbrance	Not Known								
10	Details of litigation	Not Known								
11	Other terms and conditions									
a. The property will be sold in “As is where is”, “As is what is”, and “Whatever there is” “Without Recourse” condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned										



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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 by the Successful buyer from sale amount. 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.
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorized Officer.
- r. At any stage of the auction before/after the issuance of sale certificate the Authorized officer reserves his/her right to revoke the auction/sale , without prior notice, at his/her discretion .The Authorized Officer may accept/reject/modify/cancel the bid/offer/cancel the auction and / or refund the EMD/or all amounts deposited towards the subject auction notice which shall tantamount to cancellation of the auction notice/bid/sale confirmation/sale certificate/or any other action undertaken towards the subject auction without assigning any reason thereof and without any prior/subsequent notice.
- s. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: 9024719953/ 6263746626/ 8130556066/ 7722039869/ 9730515988) e-mail Id: cb5103@canarabank.com 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.

Place: Panaji

Date: 31.08.2026

प्रधिकृत अधिकारी / Authorized Officer
 ए.आर.एम. शाखा पणजी, गोवा
 ARMB Panaji, Goa.

AUTHORIZED OFFICER
AKANSHA DP
CHIEF MANAGER
SPECIALIZED ARM BRANCH, PANAJI