

Ref: ARM-I/F-601/314226613/2026-27/VB

Date: 27/09/2026

To,

MR.MANSOOR S/O SHABBIR BIDG 21/1 FLAT 302 WHITE HOUSE APT, COLES ROAD VTC FRASER TOWN BENGALURU KARNATAKA 560005 mansoor7879@gmail.com	MRS.RANA TABASSUM C/O MANSOOR, 21/1 302 WHITE HOUSE APT, COLES ROAD VTC FRASER TOWN, BENGALURU, KARNATAKA,560005. ranasyed713@gmail.com
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Dear 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) RULE, 2002

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets described in the 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 ARM-I Branch Bengaluru 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 NEWS paper containing the terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,
कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
अस्ति वसुधा प्रबंधन शाखा-1
स्पेंसर टावर, एम.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - 1,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Encl: Sale Notice

Internal



(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Canara Bank, Bengaluru will be sold on "As is where is", "As is what is", and "Whatever there is" on 15/10/2026 (11.00 AM to 12.00 PM), for recovery of Rs. 2,03,42,256.92/- (Rupees Two Crore Three Lakh Forty-Two Thousand Two Hundred Fifty-Six Rupees and Ninety-Two Paise Only) as on 24.09.2026 with further interest and cost there on due to ARM-1 Branch, Bengaluru of Canara Bank from 1. SHRI.MANSOOR, CO SHABBIR BIDG 21/1 FLAT 302, WHITE HOUSE APAR COLES ROAD VTC BNG NORTH BENGALURU KARNATAKA 560005 2. SMT.RANA TABASSUM C/O MANSOOR, 21/1 302 WHITE HOUSE APT, COLES ROAD VTC FRASER TOWN, BENGALURU, KARNATAKA,560005.

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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 14/10/2026 5.00 pm.

(Rs. In Lakh)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value																
1.	<u>SCHEDULE 'A' PROPERTY</u> <u>Description of Entire property</u> All that part and parcel of immovable property being contiguous parcels . of land bearing Sy.No 14 ,Block-3 measuring 9 guntas and Sy.No 14, Block -4 measuring 10 guntas totally measuring 19 guntas, situated at Doddagubbi village, Bidarahalli Hobli , Bangalore East Taluk, Bangalore Urban District and bounded on the : Block No 3 (Measuring 9 Guntas):- <table><tr><td>East By</td><td>Remaining land in Sy No.14, Block-4</td></tr><tr><td>West By</td><td>Remaining land in Sy No.14</td></tr><tr><td>North By</td><td>Remaining land in Sy.No .14 and Sy. No. 117</td></tr><tr><td>South By</td><td>Border of Kyalasanahalli Village</td></tr></table> Block No 4 (Measuring 10 Guntas):- <table><tr><td>East By</td><td>Remaining land Sy.No .14</td></tr><tr><td>West By</td><td>Remaining land Sy No.14, Block-3</td></tr><tr><td>North By</td><td>Remaining land in Sy .No 14 and Sy .No. 117</td></tr><tr><td>South By</td><td>Land In Sy. No 14 remaining road (Present Road)</td></tr></table>	East By	Remaining land in Sy No.14, Block-4	West By	Remaining land in Sy No.14	North By	Remaining land in Sy.No .14 and Sy. No. 117	South By	Border of Kyalasanahalli Village	East By	Remaining land Sy.No .14	West By	Remaining land Sy No.14, Block-3	North By	Remaining land in Sy .No 14 and Sy .No. 117	South By	Land In Sy. No 14 remaining road (Present Road)	62.00	6.20	1.00
East By	Remaining land in Sy No.14, Block-4																			
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South By	Land In Sy. No 14 remaining road (Present Road)																			

Internal



	<u>SCHEDULE 'B' PROPERTY</u> 3.143/100 or 665 Sq. ft., of undivided share, right title and interest in the Schedule 'A' property. <u>SCHEDULE 'C' PROPERTY</u> <u>Description of Mortgaged property</u> All that piece and parcel of immovable property being a residential apartment unit bearing No. 104 with PID. No 150200401100320766 having a super built up area of 1178 Sq.ft., situated on the Ground floor of Multi storied residential apartment known as “ ROMAA REGENCY “ constructed on schedule 'A' property, together with right to use the common areas, utilities and facilities and right to use one Car parking space in the Stilt floor bounded on the : <table><tr><td>East By</td><td>Unit No 105 of Romaa Regency Apartment</td></tr><tr><td>West By</td><td>Unit No 103 of Romaa Regency Apartment</td></tr><tr><td>North By</td><td>Passage and compound wall of Romaa Regency</td></tr><tr><td>South By</td><td>Drive way and compound wall of Romaa Regency</td></tr></table>	East By	Unit No 105 of Romaa Regency Apartment	West By	Unit No 103 of Romaa Regency Apartment	North By	Passage and compound wall of Romaa Regency	South By	Drive way and compound wall of Romaa Regency											
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South By	Drive way and compound wall of Romaa Regency																			
2.	<u>SCHEDULE A</u> <u>Description of Entire property</u> All that part and parcel of immovable property being contiguous parcels of land bearing Sy.No 14 ,Block-3 measuring 9 guntas and Sy.No 14, Block -4 measuring 10 guntas totally measuring 19 guntas, situated at Doddagubbi village,Bidarahalli Hobli , Bangalore East Taluk, Bangalore urban dist and bounded on the : Block NO 3 (Measuring 9 guntas):- <table><tr><td>East By</td><td>Remaining land in Sy No.14, Block-4</td></tr><tr><td>West By</td><td>Remaining land in Sy No.14</td></tr><tr><td>North By</td><td>Remaining land in Sy.No .14 and Sy. No. 117</td></tr><tr><td>South By</td><td>Border of Kyalasanahalli Village</td></tr></table> Block No 4 (measuring 10 Guntas):- <table><tr><td>East By</td><td>Remaining land Sy.No .14</td></tr><tr><td>West By</td><td>Remaining land Sy No.14, Block-3</td></tr><tr><td>North By</td><td>Remaining land in Sy .No 14 and Sy .No. 117</td></tr><tr><td>South By</td><td>Land In Sy. No 14 remaining road (Present Road)</td></tr></table>	East By	Remaining land in Sy No.14, Block-4	West By	Remaining land in Sy No.14	North By	Remaining land in Sy.No .14 and Sy. No. 117	South By	Border of Kyalasanahalli Village	East By	Remaining land Sy.No .14	West By	Remaining land Sy No.14, Block-3	North By	Remaining land in Sy .No 14 and Sy .No. 117	South By	Land In Sy. No 14 remaining road (Present Road)	69.00	6.90	1.00
East By	Remaining land in Sy No.14, Block-4																			
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ASSET RECOVERY MANAGEMENT BRANCH-1, BENGALURU

SCHEDULE B PROPERTY

3.143/100 or 674 sq.feet of undivided share ,right title and interest in the Schedule A property.

SCHEDULE C PROPERTY

Description of Mortgaged property

All that piece and parcel of immovable property being a residential apartment unit bearing No. 105 , having a super built up area of 1193 Sq.ft. situated on the Ground floor of Multi storied residential apartment known as “ ROMAA REGENCY “ constructed on schedule ‘A’ property, together with right to use the common areas, utilities and facilities and right to use one Car parking space in the Stilt floor E Khataha No. 150200401100320772 , Khatha No:1010/183/2/8

and bounded on the :

East By	Unit No 106 of Romaa Regency Apartment
West By	Unit No 104 of Romaa Regency Apartment
North By	Passage and compound wall of Romaa Regency
South By	Drive way and compound wall of Romaa Regency

Known encumbrances, if any: Not to the knowledge of the Bank.

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 Authorised Officer, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No. 9486092152, 9966397756 during office hours on any working day.

Date: 27/09/2026

Place: Bangalore

कृते केनरा बैंक / For CANARA BANK

Authorised Officer

प्राधिकृत अधिकारी / Authorised Officer

असिस्टेंट मॅनेजिंग ब्रांच-1

स्पेन्सर टावर, एम.जी. रोड, बेंगलूर - 01

Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27/09/2026.

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru #86, Spencer Towers, second Floor, Canara Bank Circle Office, Mahatma Gandhi Road, Bengaluru-560001.
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1.SHRI.MANSOOR CO SHABBIR BIDG 21/1 FLAT 302 WHITE HOUSE APAR COLES ROAD VTC BNG NORTH BENGALURU KARNATAKA 560005 mansoor7879@gmail.com SMT.RANA TABASSUM COB MANSOOR, 21/1 302 WHITE HOUSE APT, COLES ROAD VTC FRASER TOWN, BENGALURU, KARNATAKA,560005. ranasyed713@gmail.com
3. Total liabilities:	Rs. 2,03,42,256.92/- (Rupees Two Crore Three lakh Forty Two Thousand Two Hundred Fifty-Six Rupees and Ninety-Two Paise Only) as on 24.09.2026 with further interest and cost there on due to ARM-1 Branch, Bengaluru of Canara Bank.
4. (a) Mode of Auction :	E-Auction.
(b) Details of Auction service provider	M/s PSB Alliance (https://baanknet.com/) Helpdesk Number : 8291220220
(c) Date & Time of Auction	15/10/2026 11.00 AM to 12.00 PM
(d) Place of Auction	Online.
5. Reserve Price / EMD	

(Rs. In Lakh)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value																
1	<u>SCHEDULE 'A' PROPERTY</u> <u>Description of Entire property</u> All that part and parcel of immovable property being contiguous parcels of land bearing Sy.No 14 ,Block-3 measuring 9 guntas and Sy.No 14, Block -4 measuring 10 guntas totally measuring 19 guntas, situated at Doddagubbi village,Bidarahalli Hobli , Bangalore East Taluk, Bangalore Urban District and bounded on the : Block No 3 (Measuring 9 Guntas):- <table><tr><td>East By</td><td>Remaining land in Sy No.14, Block-4</td></tr><tr><td>West By</td><td>Remaining land in Sy No.14</td></tr><tr><td>North By</td><td>Remaining land in Sy.No .14 and Sy. No. 117</td></tr><tr><td>South By</td><td>Border of Kyalasanahalli Village</td></tr></table> Block No 4 (Measuring 10 Guntas):- <table><tr><td>East By</td><td>Remaining land Sy.No .14</td></tr><tr><td>West By</td><td>Remaining land Sy No.14, Block-3</td></tr><tr><td>North By</td><td>Remaining land in Sy .No 14 and Sy .No. 117</td></tr><tr><td>South By</td><td>Land In Sy. No 14 remaining road (Present Road)</td></tr></table>	East By	Remaining land in Sy No.14, Block-4	West By	Remaining land in Sy No.14	North By	Remaining land in Sy.No .14 and Sy. No. 117	South By	Border of Kyalasanahalli Village	East By	Remaining land Sy.No .14	West By	Remaining land Sy No.14, Block-3	North By	Remaining land in Sy .No 14 and Sy .No. 117	South By	Land In Sy. No 14 remaining road (Present Road)	62.00	6.20	1.00
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Internal

SCHEDULE 'B' PROPERTY

3.143/100 or 665 Sq. ft., of undivided share, right title and interest in the Schedule 'A' property.

SCHEDULE 'C' PROPERTY

Description of Mortgaged property

All that piece and parcel of immovable property being a residential apartment unit bearing No. 104 with PID. No 150200401100320766 having a super built up area of 1178 Sq.ft., situated on the Ground floor of Multi storied residential apartment known as " ROMAA REGENCY " constructed on schedule 'A' property, together with right to use the common areas, utilities and facilities and right to use one Car parking space in the Stilt floor bounded on the :

East By	Unit No 105 of Romaa Regency Apartment
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North By	Passage and compound wall of Romaa Regency
South By	Drive way and compound wall of Romaa Regency

2

SCHEDULE A

69.00

6.90

1.00

Description of Entire property

All that part and parcel of immovable property being contiguous parcels of land bearing Sy.No 14 ,Block-3 measuring 9 guntas and Sy.No 14, Block -4 measuring 10 guntas totally measuring 19 guntas, situated at Doddagubbi village,Bidarahalli Hobli , Bangalore East Taluk, Bangalore urban dist and bounded on: Block NO 3 (Measuring 9 guntas):-

East By	Remaining land in Sy No.14, Block-4
West By	Remaining land in Sy No.14
North By	Remaining land in Sy.No .14 and Sy. No. 117
South By	Border of Kyalasanahalli Village

Block No 4 (measuring 10 Guntas):-

East By	Remaining land Sy.No .14
West By	Remaining land Sy No.14, Block-3
North By	Remaining land in Sy .No 14 and Sy .No. 117
South By	Land In Sy. No 14 remaining road (Present Road)

SCHEDULE B PROPERTY

3.143/100 or 674 sq.feet of undivided share ,right title and interest in the Schedule A property.



SCHEDULE C PROPERTY

Description of Mortgaged property

All that piece and parcel of immovable property being a residential apartment unit bearing No. 105 , having a super built up area of 1193 Sq.ft. situated on the Ground floor of Multi storied residential apartment known as “ROMAA REGENCY “ constructed on schedule ‘A’ property, together with right to use the common areas, utilities and facilities and right to use one Car parking space in the Stilt floor E Khataha No. 150200401100320772 , Khatha No:1010/183/2/8

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East By	Unit No 106 of Romaa Regency Apartment
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North By	Passage and compound wall of Romaa Regency
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6. Other terms and conditions:

a) 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.

b) The property can be inspected, with Prior Appointment with The Authorized Officer 06/10/2026 from 10.00 AM to 2.00 PM.

c) 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 the auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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 14/10/2026

e) Intending bidders 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, Bangalore @ Website: <https://baanknet.com/>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 14/10/2026 5.00 PM, to Canara Bank, ARM Branch I, Bangalore by hand.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

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) Bid form to be submitted.

g) 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 (Website: <https://baanknet.com/>) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

ASSET RECOVERY MANAGEMENT BRANCH-1, BENGALURU

- i) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000.00 (Rupees One Lakh Only). The bidder who submits the highest bid (above 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.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day 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.
- k) For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS Certificate to the Bank.
- l) All charges for conveyance, stamp duty/GST, registration charges, tax arrears, other charges, dues, L&B maintenance etc., as applicable shall be borne by the successful bidder only.
- m) The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-Auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-Auction, they can approach concerned Circle office or **Canara Bank ARM I Branch**, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.
- o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- p) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 6301683293) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), Helpdesk Number : 8291220220, Website: <https://baanknet.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.

कते केनरा बैंक / For CANARA BANK

Date: 27/09/2026

Place: Bangalore

Authorised Officer
CANARA BANK
Spencer's Tower, M.G. Road, Bengaluru



Internal

