केनरा बैंक Canara Bank
सिंडिकेट Syndicate

ARM BRANCH MADURAI

COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU 800 SN AALIYA MART 2026-2027 NK Date: 06/11/2026

To

1. M/s.Aaliya Mart and Traders,
   Represented by its Proprietor, Ms.Maideen Beevi,
   No 526/1 2 Aatham Nagar ECR Road,
   Adirampattinam,
   Thanjavur - 614 701

2. Mr.Maideen Beevi,
   W/o Packeer Mohideen,
   No 13/1 Sheik Udhuman Strret,
   Adirampattinam, Thanjavur – 614 701.

3. Mr. Packeer Mohideen,
   S/o Mohamed Baseen,
   No 1B, Beach Street,
   Adirampattinam, Thanjavur – 614 701.

Dear Sir / Madam,

Sub.: Notice under Section 13(4) of the Securitization 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, Authorized Officer of **Canara Bank, Adirampattinam Branch** have taken Physical possession of the assets described in Schedule A 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 **Canara Bank, ARM Branch, Madurai**.

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,
कृते केनरा बैंक/For CANARA BANK

अधिकृत अधिकारी/AUTHORISED OFFICER
Authorised Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

केनरा बैंक / CANARA BANK
आ.व.प. शाखा
ARM Branch
मदुरै / Madurai

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

ARM BRANCH MADURAI

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) & 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 properties mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Adirampattinam of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **30/11/2026** for recovery of **Rs.1,64,56,330.10/-** (Rupees One Crore Sixty Four Lakhs Fifty Six Thousand Three Hundred Thirty and Paise Ten Only) as on 31/10/2026 with further interest from 01/11/2026 + cost due to the ARM Branch, Madurai of Canara Bank from **M/s. Aaliya Mart and Traders,** represented by its **Proprietor**, **Mrs.Maideen Beevi** and **Guarantor Mr.Packeer Mohideen.M .**

The reserve price for **Property No.1** will be **Rs.95,10,000/-** (Rupees Ninety Five Lakhs Ten Thousand only)
The earnest money deposit for **Property No.1** will be **Rs.9,51,000/-** (Rupees Nine Lakhs Fifty One Thousand only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m.** of **27/11/2026.**

1.	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Vellapandian Tower, 2nd Floor, Surveyor Colony - Mattuthavani 120 ft Road, Mattuthavani, , Madurai - 625 007.
2.	Name and Address of the Borrower & Guarantor	1. M/s.Aaliya Mart and Traders, Represented by its Proprietor, Ms.Maideen Beevi, No 526/1 2 Aatham Nagar ECR Road, Adirampattinam, Thanjavur - 614 701 2. Mr.Maideen Beevi, W/o Packeer Mohideen, No 13/1 Sheik Udhuman Strret, Adirampattinam, Thanjavur – 614 701. 3. Mr. Packeer Mohideen, S/o Mohamed Baseen, No 1B, Beach Street, Adirampattinam, Thanjavur – 614 701
3.	Total liabilities as on 31/10/2026	**Rs.1,64,56,330.10/-** (Rupees One Crore Sixty Four Lakhs Fifty Six Thousand Three Hundred Thirty and Paise Ten Only) as on 31/10/2026 with further interest from 01/11/2026 + cost
4.	a) Mode of Auction b)Details of Auction service provider c)Date & Time of	E-Auction M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com 30/11/2026 12.00 p.m. to 01.00 p.m.

केनरा बैंक / CANARA BANK आ.व.प. शाखा ARM Branch

	Auction d) Place of Auction	https://baanknet.com/
5.	Details of Property/ies	As per Schedule – A mentioned below.
6.	Reserve Price	The reserve price for **Property No.1** will be **Rs.95,10,000/-** (Rupees Ninety Five Lakhs Ten Thousand only)
7.	Earnest Money Deposit	The earnest money deposit for **Property No.1** will be **Rs.9,51,000/- (Rupees Nine Lakhs Fifty One Thousand only)** The Earnest Money Deposit shall be deposited on or before **4.00 p.m.** of **27/11/2026.**
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 27/11/2026
9.	Detail of Encumbrance	No Encumbrance as on 05/11/2026
10.	Detail of litigation	Representation received from Sub-Registrar, Adhirampattinam that Property belongs to Waqf board, Hence NOC to be obtained from Waqf board for registration of property

Details and full description of the immovable property(ies):

Property No. 1 (Property in the name of Mrs.Maideen Beevi):
Cersai ID :400055704023

All the part and parcel of the properties situated in Thanjavur District, in Pattukkottai Registration District, in Adirampattinam Sub Registration District in Pattukkottai Taluk, at No.149, Earipurakkarai Village, Hamlet of Adirampattinam Town , within the limit of Adirampattinam Town Panchayat at Hajarath Shiek Alavudeen Valiyullah Nagar, Shiek Udhuman Street

Item No.1 : In old Survey No.55-4 for which New Survey Number 55-20 natham manaicut land ameasuring an extent of 0.02.0 Ares that is 05 cents that is 15 Kuzhis that is 2178 Sq.ft(as per document 2263.5 Sq.ft)

Item No.2 : In old Survey No.55-1 for which New Survey Number 55-21 natham manaicut land ameasuring an extent of 0.00.5 Ares that is 0.94 Kuzhis that is 136.50 Sq.ft

Total extent of Item No.1,2 on ground admeasuring East-West on the North 40 feet, East-West on the South 40 feet, South-North on the East 60 feet, South-North on the West 60 feet thus in total **2400 Sq.ft** that is 0.02.5 Ares that is 16½ Kuzhis that is 5½ cents (Item No.1 & 2 lodged in Patta No.2100)

Including a terraced residential ground floor & first floor house building superstructure constructed. Ground floor house building measuring Plinth area 1280 Sq.ft that is 118.90 Sq.m (as per Blue Print Plan Approval). Ground Floor House building extension measuring plinth area 445 Sq.ft i.e 42.28 Sq.m, First Floor house building measuring Plinth Area 1750 Sq.ft i.e 162.24 Sq.m building bearing Door No.16C/1 with electricity service connection No.06-44-300-22974, borewell erected with submersible electric motor installed, drinking water tap connection, compound wall, stair case constructed thereon etc., situated within the following four boundaries

Boundaries :

East of M.K.M.Ayinutheen Manaicut Land,
West of South-North 17 feet breadth Middle Road,
North of East-West 2nd Cross Street,
South of 7 links breadth east-west thoori Pathway

CANARA BANK

11. Other terms and conditions :

a. The property/ies 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 authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on or before 27/11/2026 between 10:00 am and 4:00pm.

d. 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 operative 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 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) for Property No.1 will be **Rs.9,51,000/- (Rupees Nine Lakhs Fifty One Thousand only)** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 27/11/2026 at 4:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.

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 Madurai, IFSC Code CNRB0006291.

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 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. The inspection of property put on auction will be permitted to interested bidders at site on or before 27/11/2026 from 10:00 a.m. to 4:00 p.m.

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 the Nodal Officer & its team Branch, Ph. No. Mobile 9489046509) 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

कृते कैनरा बैंक/For CANARA BANK

अधिकृत अधिकारी/AUTHORISED OFFICER

Date : 06/11/2026
Place : Madurai

Authorised Officer
Canara Bank

कैनरा बैंक / CANARA BANK
आ.ब.प्र. शाखा
ARM Branch
Madurai