केनरा बैंक Canara Bank

भारत सरकार का उपक्रम

A Government of India Undertaking

सिंडिकेट Syndicate

Ref: 396/7898/SALE/160002456789/2026/11/01	Date: 11.11.2026

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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/charged to the Secured Creditor, the constructive/Physical possession of which has been taken by the Authorized Officer, Canara Bank, ARM BRANCH KOLAR, for follow up, will be sold **on "As is where is", "As is what is", and "Whatever there is" on 08.12.2026** for recovery of dues **₹ 4,98,61,255.80/- (Rupees Four Crore Ninety Eight Lakh Sixty One Thousand Two Hundred and Fifty five and Paise Eighty Only)** as on 11.11.2026, with further interest and cost thereon, due to the ARM BRANCH KOLAR of Canara Bank from 1. Mr. MUHAMMED SHAFI S/O Mr Shahul Ahmed, Chankanathu Veedu, Irattakalungu Post – Chirayinkil, Chirayinkeezhu, Thiruvananthapuram, Kerala –695304.

The Reserve Price will be ₹ 2,10,00,000/- (Rupees Two Crore Ten Lakh Only)
The Earnest Money Deposit will be ₹ 21,00,000/- (Rupees Twenty One Lakh Only)
The Earnest Money Deposit shall be deposited on or before 07.12.2026 at 5:00 PM

DETAILS AND FULL DESCRIPTION OF THE PROPERTY:

SCHEDULE "A" PROPERTY

All that piece and parcel of the property bearing Residentially Converted Land in Sy No.119/2 (vide official memorandum No. ALN(A)(SH)SR98A/2011-12 dated 21.10.2011 issued by Deputy Commissioner, Bangalore District), presently bearing Handenahalli Village Panchayath Khata No. 92/180, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District – 562125, totally measuring 69815 Square Feet (Out of the total extent of 1 Acre 32 Guntas, an area measuring 52'10" x 162'8" on the northern side is left for the road widening).

BOUNDARIES:

North : Road
South : Property bearing Sy. No.117
East : Property bearing Sy. No.119/1
West : Property bearing Sy. No.119/3

SCHEDULE "B" PROPERTY

(Property agreed to be conveyed under this agreement) 216.80 sq. mtrs or 2333.635 sq. ft share of undivided interest in the Schedule "A" Property with a right to construct and own Schedule "C" Property is the matter of sale in this deed.

SCHEDULE "C" PROPERTY

CANARA BANK DP Code : 7898 ARM KOLAR 563 101

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Villa/Residential unit No. 180/19C also known as C4, on the basement, ground, first & second floors of "VAISHNAVI ANANTYA", being constructed on Schedule "A" Property in terms of Sanction Plan LAO 91/11-12 dated 10.02.2012, duly sanctioned by the Anekal Development Authority, consisting of living, dining room, 4 bed rooms, kitchen, bathrooms and toilet/s, balconies, together with common areas and facilities attributable thereto, with a super built-up area of 475.82 sq. mtrs or 5121.726 sq. ft, and a covered car parking space measuring 270 sq. ft. The apartment is of RCC roofing, vitrified tiled flooring, wooden doors and windows, and the apartment is bounded by:

North: Apartment No. 180/18C
South: Apartment No. 180/20C
East: Passage and Apartment No. 180/10B
West: Apartment No. 180/24D

CERSAI ID: 400082133060

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

Outstanding dues of Local Self Government (Property Tax, Water, Sewerage, Electricity bills, etc.) as on 11.11.2026: Not known to 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 The DIVISIONAL MANAGER, ARM KOLAR BRANCH, Canara Bank, Phone No. 8660593395 / 08152227898, email: cb7898@canarabank.com (or) the service provider https://baanknet.com/ (Helpdesk Number: 8291220220, Website: https://baanknet.com/, Email: support.baanknet@psballiance.com).

कृते केनरा बैंक / For CANARA BANK
प्राधिकृत अधिकारी / Authorised Officer
ए आर एम कोलार / ARM Kolar-563101

Date: 11.11.2026 Place: KOLAR.	**AUTHORISED OFFICER** **CANARA BANK**

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.11.2026

1. Name and Address of the Secured Creditor:	Canara Bank, ARM BRANCH, Kolar.
2. Name and Address of the Borrower(s)/Guarantor(s)	1. Mr Muhammed Shafi (Borrower & Mortgagor) S/O Mr Shahul Ahmed, Chankanathu Veedu, Irattakalungu, Post-Chirayinkil, Chirayinkeezhu, Thiruvananthapuram, Kerala –695304 2. Mr Muhammed Shafi (Borrower & Mortgagor) S/O Mr Shahul Ahmed, Flat no. 261 BF Tower Indira Nagar, Thiruvananthapuram, Kerala 695005 3. Mr Nasarudeen E (Guarantor) S/O Ismayil Rawuthar, Thacorathu Veedu, Kunoor, Kanyakulangara Post-Vembayam, Nedumangad, Kerala- 695615
3. Total Contractual liabilities as on (11.11.2026):	**₹ 4,98,61,255.80/- (Rupees Four Crore Ninety Eight Lakh Sixty One Thousand Two Hundred and Fifty five and Paise Eighty Only) as on 11.11.2026**, plus unapplied interest w.e.f. **12.11.2026** and Bank charges. The amounts remitted after issuance of Demand Notice are duly accounted.
4. Mode of Auction	Online Electronic Bidding
5. Details of Auction service provider	https://baanknet.com (Helpdesk Number: 8291220220, Email: support.baanknet@psballiance.com)
6. Date & Time of Auction	**08.12.2026, 12:00 P.M. to 02:00 P.M. (with unlimited extension of 10 minutes duration each till the conclusion of the sale)**
7. Place of Auction	Online
8. Reserve Price	**₹ 2,10,00,000/- (Rupees Two Crore Ten Lakh Only)**

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 of the Authorized Officer, on or before 07.12.2026 between Bank working hours.

c) The property will be sold for a price higher than the Reserve Price, and 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 the E-Wallet of https://baanknet.com portal directly, or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details mentioned in the said Challan.

e) After payment of the EMD amount, intending bidders should submit a copy of the following documents/details on or before 07.12.2026, 5:00 PM, to Canara Bank, ARM BRANCH KOLAR, by hand or by email: (i) Demand Draft/Pay Order towards EMD amount, or acknowledgement receipt with UTR No. if paid through RTGS/NEFT; (ii) Photocopies of PAN Card, ID Proof and Address Proof (originals to be produced at the time of payment of balance 25% of bid amount); (iii) Bidder's Name, Contact No., Address, Email ID; (iv) Bidder's account details for online refund of EMD.

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f) Intending bidders should register their names at https://baanknet.com and obtain their User ID and password free of cost. Prospective bidders may avail online training on e-auction from the service provider (Helpdesk Number: 8291220220, Website: https://baanknet.com/, Email: support.baanknet@psballiance.com).

g) EMD deposited by unsuccessful bidders shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at the Reserve Price mentioned above. Bidders shall improve their offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand only). The bidder who submits the highest bid (above the Reserve Price) on closure of the 'Online' auction shall be declared the successful bidder. Sale shall be confirmed in Favor of the successful bidder, subject to confirmation by the Secured Creditor.

i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid) immediately on being declared the successful bidder, and the balance within 15 days from the date of confirmation of sale by the Secured Creditor. If the successful bidder fails to pay the sale price, the deposit made shall be forfeited by the Authorized Officer without notice, and the property shall forthwith be put up for sale again.

j) For sale proceeds of Rs. 50.00 Lakhs and above, the successful bidder will have to deduct TDS at the rate of 1% on the sale proceeds and submit the original TDS certificate to the Bank.

k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable, shall be borne by the successful bidder only.

l) There is no encumbrance in the property to the knowledge of the Bank. The successful bidder is liable to pay all society dues, municipal/panchayat taxes, electricity/water charges and other dues/duties/taxes whatsoever, including outstanding amounts, if any, in respect of the subject property.

m) The Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason.

n) Bidders who do not have internet access but wish to participate in the e-auction may approach ARM BRANCH KOLAR, which shall act as a facilitating centre and make necessary arrangements.

o) For further details, contact The DIVISIONAL MANAGER, ARM BRANCH KOLAR, Canara Bank, Phone No. 8660593395 / 08152227898, email: cb7898@canarabank.com, or the service provider https://baanknet.com (Helpdesk Number: 8291220220, Website: https://baanknet.com/, 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. Bidders are requested to make all necessary arrangements/alternatives such as back-up power supply, so that they are able to circumvent such situations and participate in the auction successfully.

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
ए.आर.एम कोलार/ARM Kolar-563101

Date: 11.11.2026
Place: KOLAR.

AUTHORISED OFFICER
CANARA BANK

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केनरा बैंक Canara Bank

भारत सरकार का उपक्रम

A Government of India Undertaking

सिंडिकेट Syndicate

Ref: 396/7898/SALE/160002456789/2026/11/01	Dt: 11.11.2026

SALE NOTICE COVERING LETTER

1. Mr Muhammed Shafi (Borrower & Mortgagor) **S/O Mr Shahul Ahmed, Chankanathu Veedu, Irattakalungu, Post-Chirayinkil, Chirayinkeezhu, Thiruvananthapuram, Kerala –695304** **2. Mr Muhammed Shafi (Borrower & Mortgagor)** **S/O Mr Shahul Ahmed, Flat no. 261 BF Tower Indira Nagar, Thiruvananthapuram, Kerala 695005**	**3. Mr Nasarudeen E (Guarantor)** **S/O Ismayil Rawuthar, Thacorathu Veedu, Kunoor, Kanyakulangara Post-Vembayam, Nedumangad, Kerala- 695615**

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

The undersigned proposes to sell the assets more fully described in the Schedule of the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing the 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

प्राधिकृत अधिकारी/Authorised Officer

ए आर एम कोलार/ARM Kolar-563101

AUTHORIZED OFFICER

केनरा बैंक / CANARA BANK DP Code : 7898 ARM KOLAR-563 101

Encl: Sale Notice

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