Mahalakshmi Co-operative Bank Ltd.,
ಮಹಾಲಕ್ಷ್ಮೀ ಕೋ–ಆಪರೇಟಿವ್ ಬ್ಯಾಂಕ್ ಲಿಮಿಟೆಡ್

Estd. : 1978

Administrative Office:
1st Floor, 'Kalmanje Towers' LBS Marg, Ajjarkad
Udupi - 576 101

TelephoneNo:2522010,2528812 **mail:ho@mahalakshmicoopbank.com**

Ref: **Date: 27.10.2026**

To,

Mr. Saipuddin (Deceased) **S/o. Abdul Khadar** **Legal Heirs 1)Wife Mrs.Rubina 2)Daughter Mrs. Hasina 3)Son Mr. Hanzil all are residing at:** **#12-86 D, H A Manzil,** **A K Cottage, Salmara,** **Tenkanidiyoor, Udupi-576106.** **And Residing Also At:** **A K Cottage, Labiba Manzil** **Vidhya Rathna Nagara,** **6th Cross, Manipal-576104.**	**Mrs. Rubina** **W/o. Late. Saipuddin** **#12-86 D, A K Cottage,** **H A Manzil, Salmara,** **Tenkanidiyoor, Krodashrama,** **Udupi-576106.** **And Residing Also At:** **A K Cottage, Labiba Manzil** **Vidhya Rathna Nagara, 6th Cross, Manipal-576104.**	**Mr.Mohammad Akram** **S/o. Abdul Munaf** **#2-86 B2, Kasthurba Nagara, 76 Badagubettu,** **Udupi-576101.** **And Residing Also At:** **#2-17 D5-A2, "Abida Manzil", A M Cottage, 4th Gopalpura Cross, Behind Kushi Hotel, Santhekatte Post, Udupi-576105.**

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) Rules, 2002.

As you are aware, the Authorized Officer of Mahalakshmi Co-Operative Bank Limited, has 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 Padu-Uchila Branch, Udupi-574117 of our Bank.

The undersigned proposes to sell the assets (through E-auction) 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 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 other law in force.

Yours Faithfully,

Authorized Officer
Mahalaksmi Co-Operative Bank Limited.

ENCLOSURE – SALE NOTICE Annexure 13

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Mahalakshmi Co-operative Bank Ltd.,
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TelephoneNo:2522010,2528812 **mail:ho@mahalakshmicoopbank.com**

Annexure 13

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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), legal heirs and guarantor(s) that the below described immovable property mortgaged/charged to the secured creditors, the **possession** of which has been taken by the Authorized Officer of Mahalakshmi Co-Operative Bank Limited, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 01.12.2026 from 11.30 A.M. to 12.30 P.M** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs.**1,49,57,259/- (Rupees One Crore Forty Nine Lakh Fifty Seven Thousand Two Hundred Fifty Nine Only) as on 30-09-2026** plus further interest thereon from **01.10.2026** and other expenses due to Mahalakshmi Co-Operative Bank Ltd., Udupi, from Mr.Saipuddin(deceased)Legal Heirs 1)Wife Mrs.Rubina 2)Daughter Mrs. Hasina 3)Son Mr. Hanzil.

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

(Amount in Lakhs)

S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties (Rs)	EMD (Rs)	Encumbrance (s)
1	Property bearing Sy. No. 23-7, having extent of 8.83 cents (Converted) land situated at Kodavoor Village, Udupi Taluk within the jurisdiction of SRO, Udupi along with residential house bearing Udupi City Municipal Door No.12-86D, measuring about 189.39 Sq.Mtrs. (G.Floor-113.19 Sq.Mtrs. + F.Floor-76.20 Sq.Mtrs) existing therein, together with right of road, water way (Property Number: 4-7-536-9) **Having Boundaries:** East : Road; West :4-7-536-9A; North :4-7-536-11; South : 4-7-536-7; **Property belongs to Late.Mr.Saipuddin And Mrs. Rubina.**	**1,55,00,000**	**15,50,000**	**Not known to Bank**

The EMD should be deposited on or before 30.11.2026 up to 4.00 PM

The property will not be sold below the Reserve Price.

For detailed terms and conditions of the sale, please refer to the link provided in

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Administrative Office:
1st Floor, 'Kalmanje Towers' LBS Marg, Ajjarkad
Udupi - 576 101

TelephoneNo:2522010,2528812 **mail:ho@mahalakshmicoopbank.com**

Mahalakshmi Co-Operative Bank Ltd., Udupi. Ph. No.7349257236, 0820-2528812, 2522010, during the office hours on any working day.

Place: Udupi **AUTHORISED OFFICER**
Date:27.10.2026

Mahalakshmi Co-Operative Bank Ltd.,

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.10.2026

1.Name and address of the Secured Creditor:**Mahalakshmi Co-Operative Bank Ltd., Padu-Uchila Branch, Udupi.** 2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

Mr. Saipuddin (Deceased) **S/o. Abdul Khadar** **Legal Heirs 1)Wife Mrs.Rubina 2)Daughter Mrs. Hasina 3)Son Mr. Hanzil all are residing at:** **#12-86 D, H A Manzil,A K Cottage, Salmara, Tenkanidiyoor, Udupi-576106.** **And Residing Also At:** **A K Cottage, Labiba Manzil Vidhya Rathna Nagara, 6th Cross, Manipal-576104.**	**Mrs. Rubina** **W/o. Late. Saipuddin** **#12-86 D, A K Cottage, H A Manzil, Salmara, Tenkanidiyoor, Krodashrama, Udupi-576106.** **And Residing Also At:** **A K Cottage, Labiba Manzil Vidhya Rathna Nagara, 6th Cross, Manipal-576104.**	**Mr.Mohammad Akram** **S/o. Abdul Munaf** **#2-86 B2, Kasthurba Nagara, 76 Badagubettu, Udupi-576101.** **And Residing Also At:** **#2-17 D5-A2, "Abida Manzil", A M Cottage, 4th Gopalpura Cross, Behind Kushi Hotel, Santhekatte Post, Udupi-576105.**

3.Total liabilities :of Rs.**1,49,57,259/- (Rupees One Crore Forty Nine Lakh Fifty Seven Thousand Two Hundred Fifty Nine Only) as on 30-09-2026** plus further interest thereon from **01.10.2026** along with expenses, other charges, etc**.**

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : M/s.PSB Alliance (BAANKNET) – e- mail: **Support.BAANKNET@psballiance.com**

(c) **Date & Time of e- auction** **: Date 01.12.2026** Time **11.30 A.M to 12.30 P.M**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
https://baanknet.com/Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

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TelephoneNo:2522010,2528812 mail:ho@mahalakshmicoopbank.com

5. Reserve Price:

S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties (Rs)	EMD (Rs)	Encumbrance (s)
1	Property bearing Sy. No. 23-7, having extent of 8.83 cents (Converted) land situated at Kodavoor Village, Udupi Taluk within the jurisdiction of SRO, Udupi along with residential house bearing Udupi City Municipal Door No.12-86D, measuring about 189.39 Sq.Mtrs. (G.Floor-113.19 Sq.Mtrs. + F.Floor-76.20 Sq.Mtrs) existing therein, together with right of road, water way (Property Number: 4-7-536-9) **Having Boundaries:** East : Road; West :4-7-536-9A; North :4-7-536-11; South : 4-7-536-7; **Property belongs to Late.Mr.Saipuddin And Mrs. Rubina.**	**1,55,00,000**	**15,50,000**	**Not known to Bank**

6. Other terms and conditions:

a. Auction / bidding shall be only through "Online Electronic Bidding'' through the website
b. The property can be inspected, with Prior Appointment with Authorised Officer .
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 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 (BAANKNET) 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.
e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30.11.2026-5.00 PM, to Mahalakshmi Co-Operative Bank Ltd., Head Office Udupi, by hand OR Email.
   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.

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 (BAANKNET) e- mail: **Support.BAANKNET@psballiance.com Contact**

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Telephone No:2522010,2528812 **mail:ho@mahalakshmicoopbank.com**

EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.10,000/- (Rupees Ten Thousand Only)**The bidder who submits the highest bid (not below 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.

g. The successful bidder shall deposit 25% of the sale price (inclusive of EMD amount already paid), immediately on declaring him/her as 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 by him/her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Mahalakshmi Co-Operative Bank Ltd., Udupi OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Mahalakshmi Co-Operative Bank Ltd., Udupi, A/c. No. 186102000000064, IFSC Code: IBKL0000186.

h. For sale proceeds of **Rs.1,55,00,000/-** (Rupees One Crore Fifty Five Lakh Only) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.

j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.

k. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Mahalakshmi Co-Operative Bank Ltd., Head Office, Udupi, who as a facilitating centre shall make necessary arrangements.

l. 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.

For further details contact **Ms. Sharika Kiran, Assistant General Manager, Mahalakshmi Co-Operative Bank Ltd., Udupi**, **(**7349257236, 0820-2528812, 2522010**)** e-mail id –mahalakshmicoopbank@yahoo.com OR the service provider M/s.PSB Alliance(BAA NKNET) - e- mail: **Support.BAANKNET@psballiance.com**

Special Instruction/Caution :
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Mahalakshmi Co-Operative Bank Ltd., 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: Udupi **AUTHORISED OFFICER**
Date: 27.10.2026