കനറാ ബാങ്ക് केनरा बैंक Canara Bank

सिंडिकेट Syndicate

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) and 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 Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **14/12/2026** for recovery of Rs. Rs. 11,25,39,486.84/- (Eleven Crore Twenty Five Lakh Thirty Nine Thousand Four Hundred Eighty Six Rupees and Eighty Four Paise Only) as on 02.11.2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: 1) M/s. S K Developers and Logistics, 26/1333B Sonnet, Doctors Colony, Kottooli, Kozhikode, Kerala - 673016 2) Mr. Saif Khalid S/o Khalid, Sonnet, Doctors Colony, Valappil Meethal, Kottooli P O - 673522 3) Smt. Khadeeja Khalid W/o Khalid, Sonnet, Melady P O, Payyoli, Kozhikode - 673522 4) Sri. Khalid K V C/o Mammad C K, Sonnet House, Payyoli P O, Kozhikode - 673522. The reserve price of Item No 1 is **Rs 1,12,00,000/- (Rupees One Crore Twelve Lakh Only)** and the earnest money deposit is **Rs 11,20,000/- (Rupees Eleven Lakh Twenty Thousand Only)**, and the reserve price of Item No 2 is **Rs 95,00,000/- (Rupees Ninety-Five Lakh Only)** and the earnest money deposit is **Rs 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only)**.

Details and full description of the immovable properties

Item No 1: All that part and parcel of the property having an extent of 25.30 Cents (10.24 ares) of land with 5000 Sq. ft residential building in Re. Survey No 77/1, Old Re Survey No 41/1 located at Eravattur Village, Kalpathur Amsom, Kizhinjaniam Desom, Koyilandy Taluk, Perambra Sub District, Kozhikode Dist., owned by Khalid K V.

Item No 2: All that part and parcel of the property to the extent of 120.60 ares of land and building, which includes the following items of the property:

Part 1: 40.60 ares of land with Re Sy No 104/1755, Old Re Sy No 104/2A in Perambra Village, Perambra Desom, Kalpathur Amsom, Kozhikode Dist., owned by Khalid K V.

Part 2: 40 ares of land and residential property with Re Sy No 104/1756, Old Re Sy No 104/2A in Perambra Village, Perambra Desom, Kalpathur Amsom, Koyilandy Taluk, Perambra Sub Dist., Kozhikode Dist., owned by Khalid K V.

Part 3: 40 ares of land and residential property with Re Sy No 104/1754, Old Re Sy No 104/2A in Perambra Village, Perambra Desom, Kalpathur Amsom, Koyilandy Taluk, Perambra Sub Dist., Kozhikode Dist., owned by Khalid K V.

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Website (www.canarabank.com) or may contact Authorized Officer ARM Branch, Kozhikode, mail id : cb7594@canarabank.com, Ph: 9188406941

Date: 03/11/2026

Place: Kozhikode

Authorized Officer
CANARA BANK

*Excluding movables

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A R M BRANCH, KOZHIKODE , Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001 . cb7594@canarabank.com Ph. 9188406941

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. M/s. S K Developers and Logistics, 26/1333B Sonnet, Doctors Colony, Kottooli, Kozhikode, Kerala - 673016 2. Mr. Saif Khalid S/o Khalid, Sonnet, Doctors Colony, Valappil Meethal, Kottooli P O - 673522 3. Smt. Khadeeja Khalid W/o Khalid, Sonnet, Melady P O, Payyoli, Kozhikode - 673522 4. Sri. Khalid K V C/o Mammad C K, Sonnet House, Payyoli P O, Kozhikode - 673522
3.	Total liabilities as on date	Rs. 11,25,39,486.84/- (Eleven Crore Twenty Five Lakh Thirty Nine Thousand Four Hundred Eighty Six Rupees and Eighty Four Paise Only) as on 02.11.2026
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction :	**14/12/2026 between 12:00 PM and 01:00 PM (With unlimited extension of 5 minutes duration each till sale is concluded)**
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	**Item No 1:** All that part and parcel of the property having an extent of 25.30 Cents (10.24 ares) of land with 5000 Sq. ft residential building in Re. Survey No 77/1, Old Re Survey No 41/1 located at Eravattur Village, Kalpathur Amsom, Kizhinjaniam Desom, Koyilandy Taluk, Perambra Sub District, Kozhikode Dist., owned by Khalid K V. **Item No 2:** All that part and parcel of the property to the extent of 120.60 ares of land and building, which includes the following items of the property: Part 1: 40.60 ares of land with Re Sy No 104/1755, Old Re Sy No 104/2A in Perambra Village, Perambra Desom, Kalpathur Amsom, Kozhikode Dist., owned by Khalid K V. Part 2: 40 ares of land and residential property with Re Sy No 104/1756, Old Re Sy No 104/2A in Perambra Village, Perambra Desom, Kalpathur Amsom, Koyilandy Taluk, Perambra Sub Dist., Kozhikode Dist., owned by Khalid K V. Part 3: 40 ares of land and residential property with Re Sy No 104/1754, Old Re Sy No 104/2A in Perambra Village, Perambra Desom, Kalpathur Amsom,

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		Koyilandy Taluk, Perambra Sub Dist., Kozhikode Dist., owned by Khalid K V.
6.	Last Date for receipt of Tender Documents (Online/Offline)	**14/12/2026 till 12:00 PM**
7.	Address to submit tender document	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
8.	Reserve Price of Property:	Item No 1: Rs 1,12,00,000/- (Rupees One Crore Twelve Lakh Only) Item No 2: Rs 95,00,000/- (Rupees Ninety-Five Lakh Only)
9.	Earnest Money Deposit (EMD)	Item No 1: Rs 11,20,000/- (Rupees Eleven Lakh Twenty Thousand Only) Item No 2: Rs 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only) **on or before 14/12/2026 before 12:00 PM**
10.	The property can be inspected Date & Time	with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
11.	Encumbrances if any	Not in the knowledge of the bank as on date
12.	Live Litigations if any	Not to the knowledge of bank as on date

13. OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following 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 Sl.No 11 & 12. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 13 (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 with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM.

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 PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email:support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) as specified against each property above, being 10% of the respective Reserve Price, in E-Wallet of M/s PSB Alliance

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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 on or before 14/12/2026 before 12:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (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.1,00,000/- (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 Authorized 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 Kozhikode, IFSC Code CNRB0007594.

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, maintenance 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 separately by the Successful buyer. Wherever the GST is applicable, same shall be paid by the Successful buyer as per Government guidelines.

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o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest except, if any, mentioned in above table at S No 11 & 12. 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 any working day between 10.00 AM and 5.00 PM.

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, the Authorized officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorized 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 ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, 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. 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: Kozhikode
Date: 03/11/2026

Authorized Officer
Canara Bank

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