केनरा बैंक Canara Bank

भारत सरकार का उपक्रम A Government of India Undertaking

सिंडिकेट Syndicate

REGIONAL OFFICE

SAFE WAY COMPLEX PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007

To

Mr SAJUDEEN ASSAN MOHAMMED
S/o ASSAN MOHAMMED
KOZHIPARAMBIL HOUSE
KAITHACHIRA, THENKARA
MANNARKKAD, PALAKKAD 678 582
MOB:

(BORROWER/ MORTGAGOR)

Mrs SANITHA
W/o SAJUDHEEN
KOZHIPARAMBIL, KAITHACHIRA
MANNARKKAD, PALAKKAD 678582
MOB:: 91 8606536497

(CO-BORROWER)

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) & 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 property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of, **Mannarghat** branch of the Canara Bank will be sold on "As is where is", "As is what is", and " Whatever there is" on **29/12/2026**, for recovery of **₹ 15,37,076.16 (Rupees Fifteen Lakh Thirty Seven Thousand Seventy Six, Paise Sixteen Only)** interest thereon & Legal expenses and cost due to the **Mannarghat** Branch of Canara Bank from Borrowers/guarantor: **(1) Mr SAJUDEEN ASSAN MOHAMMED, S/o ASSAN MOHAMMED, KOZHIPARAMBIL HOUSE, KAITHACHIRA, THENKARA, MANNARKKAD, PALAKKAD 678582 & (2) Mrs SANITHA, W/o SAJUDHEEN, KOZHIPARAMBIL, KAITHACHIRA, MANNARKKAD, PALAKKAD 678582**

The reserve price for the property will be **₹10,00,000/- (Rupees Ten Lakh Only)** and the earnest money deposit will be **₹1,00,000/- (Rupees One Lakh Only)**

केनरा बैंक Canara Bank वसूली अनुभाग Recovery Section पालक्काड Palakkad Regional Office

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DETAILS OF PROPERTY

All parts and parcel of the land admeasuring 2.02 ares along with all appurtenant thereon in Sy No 22/6, 23/1 of Mannarkad I Village, Peribadari Desam Mannarkkad Taluk, Palakkad District in the name of Mr. Sajudeen Assan Mohammed.

Boundaries as per title deed

North :: Arecanut Estate

South:: 6 meter road

East :: Balance Property of Pazheri Properties and Development Pvt Ltd

West :: Properties of Jayaprakash & Sini

CERSAI Registration ID: **400033235738**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (**https://www.canarabank.com**) and service provider website https://baanknet.com/ - **M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address:** support.baanknet@psballiance.com or may contact Recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9495694504,9446998424, 9495216239) during office hours on any working day.

कृते केनरा बैंक For Canara Bank

प्राधिकृत अधिकारी Authorised Officer

Date : 20/11/2026

Place : Palakkad

केनरा बैंक Canara Bank वसूली अनुभाग Recovery Section पालक्काड Palakkad क्षेत्रीय कार्यालय Regional Office

Authorized Officer

CANARA BANK

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REGIONAL OFFICE

SAFE WAY COMPLEX PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED:20/11/2026

1	Name and Address of the Secured Creditor		**CANARA BANK PALAKKAD MELAMURI BRANCH**
2	Name and Address of the Borrower(s) & Guarantor(S)		**(1) Mr SAJUDEEN ASSAN MOHAMMED, S/o ASSAN MOHAMMED, KOZHIPARAMBIL HOUSE, KAITHACHIRA, THENKARA, MANNARKKAD, PALAKKAD 678582** (2) **Mrs SANITHA, W/o SAJUDHEEN, KOZHIPARAMBIL, KAITHACHIRA, MANNARKKAD, PALAKKAD 678582**
3	Total liabilities as on 17/11/2026		**₹ 15,37,076.16 (Rupees Fifteen Lakh Thirty Seven Thousand Seventy-Six, Paise Sixteen Only) Plus future Interest & Other Costs**
4	a) Mode of Auction		ONLINE
	b) Details of Auction service provider		**M/s PSB Alliance Ltd (BAANKNET)** **Contact No.8291220220** **e-mail address: support.BAANKNET@psballiance.com**
	c)Date & Time of Auction		**29/12/2026 Time: 12.00 PM to 1.00 pm** (with unlimited extension of 10 minutes duration each till the conclusion of the sale.
	d)Portal of E Auction		https://baanknet.com/
5	Details of Property		All parts and parcel of the land admeasuring 2.02 ares along with all appurtenant thereon in Sy No 22/6, 23/1 of Mannarkad I Village, Peribadari Desam Mannarkkad Taluk, Palakkad District in the name of Mr. Sajudeen Assan Mohammed. Boundaries as per title deed North :: Arecanut Estate South:: 6 meter road East :: Balance Property of Pazheri Properties and Development Pvt Ltd West :: Properties of Jayaprakash & Sini CERSAI Registration ID: **400033235738**
6	Reserve Price		**₹10,00,000/- (Rupees Ten Lakh Only)**
7	Earnest Money Deposit (EMD) and last date of receipt of EMD Reserve Price		**₹1,00,000/- (Rupees One Lakh Only) & 29/12/2026 till 11:30 AM**
8	The property can be inspected		**Before 28/12/2026; 5:00 pm.**

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	(Date and Time)		
9	Detail of Encumbrance		**Not to the knowledge of the bank**
10	Detail of litigation		**Not to the knowledge of the bank**
11	Details of account to remit the remaining 90% of Sale price		**Account No. 209272434** **Account Name: Canara bank, Mannarghat Branch** **Branch; IFSC Code: CNRB0000847**

12. 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. 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, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM before **28/12/2026**

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/ 9892219848/8160205051/ 7046612345/6354910172) Email:support.baanknet@psballiance.com.**

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of each item of property as mentioned in the above table being 10% of the Reserve Price 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" on or before **29/12/2026 before 11.30 am**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies **of Rs.10,000/-** (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.



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g. The incremental amount/price during the time of each extension shall be **Rs.10,000/-** (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

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 Mannarghat Branch, IFSC Code CNRB0000847.**

k. 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.

l. **All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.GST applicable for plant and machinery at 18% over and above the final sale price.Sale certificate will be only issued after payment of GST.**

m. 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 applicable, same shall be paid by the Successful buyer as per Government guidelines.

n. 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 Sl 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.

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o. 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.

p. 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.

q. 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

r. For further details Recovery Section, Regional Office, Palakkad or ARM Branch Kozhikode (**Ph. No.** 9495694504,9446998424, 9495216239) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com/ ropkdrec@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.

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प्राधिकृत अधिकारी Authorised Officer

Place: PALAKKAD
Date :20/11/2026

Authorised Officer
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