Canara Bank

Ref: 7909/SARMB/SINAN/SN/2026-27 **Date: 07.11.2026**

TO
BORROWER/ GUARANTOR/ MORTGAGOR

M/s SINAN CASHEWS **BL NO VP XII/369 A, PUNTHALTHAZHAM** **KILIKOLLOOR P O** **KOLLAM 691004**	**Mr SHEMEER H (PROPRIETOR)** **MANCHERI HOUSE, IQBAL NAGAR 41** **VADAKKEVILA P O** **KOLLAM 691010**
Mr HABEEBULLA **MANCHERI HOUSE, IQBAL NAGAR 41** **VADAKKEVILA P O** **KOLLAM 691010**	**Mr HARIS** **ALUMMOOTTIL HOUSE** **VADAKKEVILA P O** **KOLLAM 691010**
Mr YASIR **SALMAS VILLA** **VADAKKEVILA P O** **KOLLAM 691010**	**Mrs SHAHINA** **ALUMMOOTTIL HOUSE** **VADAKKEVILA P O** **KOLLAM 691010**
Mr ABDUL RASHEED **SHALU MANZIL, THAZHUTHALA** **THRIKKOVILVATTOM** **KOLLAM 691571**	**Mr NAZEERKHAN** **VILAYIL VEEDU** **AYATHIL P O** **KOLLAM 691021**

Dear Sir,

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.

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As you are aware, Canara Bank 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 Specialized Asset Recovery Management Branch Thiruvananthapuram Branch of Canara Bank. 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,

Authorised Officer
Canara Bank

ENCLOSURE: SALE NOTICE

(Auction Sale Notice for Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 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 properties mortgaged / charged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Specialized Asset Recovery Management Branch Thiruvananthapuram of 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. 14,90,27,357.84 (Rupees Fourteen Crore Ninety Lakh Twenty Seven Thousand Three Hundred and Fifty Seven and Paise Eighty Four only) as on 06.11.2026** plus further interest and costs due to the Specialized Asset Recovery Management Branch Thiruvananthapuram of Canara Bank (erstwhile Kollam Main Branch) from **M/s. Sinan Cashews**, BL No. VP XII/369 A, Punthalthazham, Kilikolloor P O, Kollam - 691004, a proprietorship firm represented by its **Proprietor Mr. Shemeer H**, residing at Mancheri House, Iqbal Nagar 41, Vadakkevila P O, Kollam - 691010, along with the guarantors namely **Mr. Habeebulla**, residing at Mancheri House, Iqbal Nagar 41, Vadakkevila P O, Kollam - 691010; **Mr. Haris**, residing at Alummoottil House, Vadakkevila P O, Kollam - 691010; **Mr. Yasir**, residing at Salmas Villa, Vadakkevila P O, Kollam - 691010; **Mrs. Shahina**, residing at Alummoottil House, Vadakkevila P O, Kollam - 691010; **Mr. Abdul Rasheed**, residing at Shalu Manzil, Thazhuthala, Thrikkovilvattom, Kollam - 691571 and **Mr. Nazeerkhan**, residing at Vilayil Veedu, Ayathil P O, Kollam - 691021.

The reserve price and earnest money deposit (EMD) for each property are as follows:

Property 1 (43.825 Cents - Thicknamcode): Reserve Price Rs. 74,10,000/-, EMD Rs. 7,41,000/-

Property 2 (298.13 Cents - Pallimon): Reserve Price Rs. 97,00,000/-, EMD Rs. 9,70,000/-

Property 3 (46.90 Ares - Vilavancode): Reserve Price Rs. 1,27,50,000/-, EMD Rs. 12,75,000/-

Property 4 (2.02 Ares - Mayyanad): Reserve Price Rs. 43,00,000/-, EMD Rs. 4,30,000/-

1	Name and Address of the Secured Creditor	**Canara Bank,** Specialized Asset Recovery Management Branch Thiruvananthapuram
2	Name and Address of the Borrower & Guarantor	**M/s Sinan Cashews** **BL No. VP XII/369 A, Punthalthazham** **Kilikolloor P O, Kollam 691004** **Mr Shemeer H (Proprietor)** **Mancheri House, Iqbal Nagar 41** **Vadakkevila P O, Kollam 691010** **Mr Habeebulla (Guarantor)** **Mancheri House, Iqbal Nagar 41** **Vadakkevila P O, Kollam 691010**

		Mr Haris (Guarantor) **Alummoottil House** **Vadakkevila P O, Kollam 691010** **Mr Yasir (Guarantor)** **Salmas Villa** **Vadakkevila P O, Kollam 691010** **Mrs Shahina (Guarantor)** **Alummoottil House** **Vadakkevila P O, Kollam 691010** **Mr Abdul Rasheed (Guarantor)** **Shalu Manzil, Thazhuthala** **Thrikkovilvattom, Kollam 691571** **Mr Nazeerkhan (Guarantor)** **Vilayil Veedu** **Ayathil P O, Kollam 691021**
3	Total liabilities as on 06.11.2026	Total liabilities as on 06.11.2026: **Rs. 14,90,27,357.84 (Rupees Fourteen Crore Ninety Lakh Twenty Seven Thousand Three Hundred and Fifty Seven and Paise Eighty Four only)** plus further interest along with suit expenses and other legal charges
4	Mode, Service Provider, Date & Time and Place of Auction	a) Online b) Auction service provider: M/s PSB Alliance (BAANKNET) c) Date & Time: **30.11.2026** between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded) d) Place of Auction: Online portal: https://baanknet.com/
5	Details of Property/ies	**<u>Property 1 - 43.825 Cents - Thicknamcode</u>** All that part and parcel of land admeasuring 43.825 Cents, comprised of 33 Cents, 10 Cents and 0.825 Cents in Re Survey No. 837/2 of Thicknamcode Village, Kalkulam Taluk, Kanyakumari District, covered under Sale Deed No. 3822/2015 of Eraniel SRO, owned by Mr. T Nazeer Khan. **Boundaries as per the Title Deed (Sale Deed No. 3822/2015 of Eraniel SRO):** (i) 33 Cents - North: Property of Nagaraj; South: Properties of Jessey Bhai and Ravi; East: Road and 4 Cents Property; West: Property of Kolappan. (ii) 10 Cents - North: Property of Vinu; South: Property of Nazeerkhan; East: Property of Nagaraj; West: Property of Murugan. (iii) 0.825 Cents - North: Property of Nazeerkhan; South: Property of Nazeerkhan; East: Pathway; West: Property of Murugan. **Reserve Price: Rs. 74,10,000/- (Rupees Seventy Four Lakh Ten Thousand Only) | EMD: Rs. 7,41,000/- (Rupees Seven Lakh Forty One Thousand Only) (being 10% of the Reserve Price)**

		Property 2 - 1 Hectare 20 Ares 65 Sq.m (298.13 Cents) - Pallimon All that part and parcel of land admeasuring 120.65 Ares (1 Hectare 20 Ares 65 Sq.m, i.e. 298.13 Cents) comprised of 15.50 Ares in Re Survey No. 425/11, 9.60 Ares in Re Survey No. 424/3, 5.60 Ares in Re Survey No. 425/6, 6.90 Ares in Re Survey No. 425/5, 1.20 Ares in Re Survey No. 425/4, 6.50 Ares in Re Survey No. 425/3, 4.00 Ares in Re Survey No. 425/1, 2.85 Ares in Re Survey No. 424/5-1, 5.90 Ares in Re Survey No. 424/10, 5.90 Ares in Re Survey No. 424/4, 9.55 Ares in Re Survey No. 424/2, 6.00 Ares in Re Survey No. 423/16, 4.40 Ares in Re Survey No. 423/15, 6.75 Ares in Re Survey No. 423/14, 6.75 Ares in Re Survey No. 423/13, 3.85 Ares in Re Survey No. 423/12, 15.15 Ares in Re Survey No. 423/7 and 4.25 Ares in Re Survey No. 423/6 in Block No. 21 of Pallimon Village, Kollam Taluk, Kollam District, covered under Sale Deed Nos. 2605/2013 and 2604/2013 of Kannanalloor SRO, owned by Sri. Abdul Rasheed, S/o Kasim Pillai. **Boundaries as per the Title Deed (Sale Deed No. 2605/2013 of Kannanalloor SRO):** North: Thodu; South: Thodu; East: Property of Devasam Board; West: Property of Nalan. **Boundaries as per the Title Deed (Sale Deed No. 2604/2013 of Kannanalloor SRO):** North: Thodu; South: Road; East: Property of Thumpara Palli; West: Property of Sajeev. **Reserve Price: Rs. 97,00,000/- (Rupees Ninety Seven Lakh Only) | EMD: Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only) (being 10% of the Reserve Price)** **Property 3 - 46.90 Ares (115.876 Cents) with Building - Vilavancode** All that part and parcel of land admeasuring 46.90 Ares (115.876 Cents) comprised of (i) 76.876 Cents of land in Re Survey No. 58/2, 58/5 and 58/6 [Old Survey No. 3374] and (ii) 39 Cents of land together with factory building bearing Door No. III/9-47 in Re Survey No. 58/4 [Old Survey No. 3374] of Vilavancode Village, Vilavancode Taluk, Kanyakumari District, covered under Sale Deed Nos. 53/1992 and 52/1992 of Joint II SRO Marthandom, owned by Mr. Habeebullah. **Boundaries as per the Title Deed (Sale Deed No. 53/1992 of Joint II SRO Marthandom) of Re Sy No. 58/2, 5, 6:** North: Re Sy No. 52; South: Re Sy No. 58/4, 58/3; East: Re Sy No. 58/7; West: Re Sy No. 58/1, 3. **Boundaries as per the Title Deed (Sale Deed No. 52/1992 of Joint II SRO Marthandom) of Re Sy No. 58/4:** North: Re Sy No. 58/3, 58/5; South: Re Sy No. 59; East: Re Sy No. 58/14; West: Re Sy No. 58/1 and Road. **Reserve Price: Rs. 1,27,50,000/- (Rupees One Crore Twenty Seven Lakh Fifty Thousand Only) | EMD: Rs. 12,75,000/- (Rupees Twelve Lakh Seventy Five Thousand Only) (being 10% of the Reserve Price)**

		Property 4 - 2.02 Ares with Residential Building - Mayyanad All that piece and parcel of land admeasuring 2.02 Ares (comprised of 1.09 Ares in Re-Sy. No. 64/6/4/2 and 0.93 Ares in Re-Sy. No. 64/6/3/3), together with residential building, situated in Block No. 27, Mayyanad Village, Kollam Taluk, Kollam District, standing in the name of Mr. Haris and Mrs. Shahina. **Boundaries as per Deed:** North: Property of Abdul Sathar; South: Pathway; East: Property of Balakrishna Pillai; West: Pathway. **Reserve Price: Rs. 43,00,000/- (Rupees Forty Three Lakh Only) | EMD: Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only) (being 10% of the Reserve Price)**
6	Reserve Price	**Property 1 (43.825 Cents - Thicknamcode): Rs. 74,10,000/- (Rupees Seventy Four Lakh Ten Thousand Only)** **Property 2 (298.13 Cents - Pallimon): Rs. 97,00,000/- (Rupees Ninety Seven Lakh Only)** **Property 3 (46.90 Ares - Vilavancode): Rs. 1,27,50,000/- (Rupees One Crore Twenty Seven Lakh Fifty Thousand Only)** **Property 4 (2.02 Ares - Mayyanad): Rs. 43,00,000/- (Rupees Forty Three Lakh Only)**
7	Earnest Money Deposit	**Property 1 (43.825 Cents - Thicknamcode): Rs. 7,41,000/- (Rupees Seven Lakh Forty One Thousand Only)** **Property 2 (298.13 Cents - Pallimon): Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only)** **Property 3 (46.90 Ares - Vilavancode): Rs. 12,75,000/- (Rupees Twelve Lakh Seventy Five Thousand Only)** **Property 4 (2.02 Ares - Mayyanad): Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)** **(Each EMD is 10% of the respective Reserve Price, payable on or before 27.11.2026, 5.00 PM)**
8	The property can be inspected Date & Time	On or before **27.11.2026** between 10.00 AM and 5.00 PM

9. Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances, if any. There are no encumbrances to the knowledge of the Bank. In respect of each property the Schedule sets out the boundaries as described in the respective title deed, as recorded in the Possession Notices issued under Section 13(4) of the Act. Bidders are advised to satisfy themselves as to the identity, extent and boundaries of the property by independent verification before submitting their bid. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in clause (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancellation 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 of the Authorized Officer, on or before 27.11.2026 between 10.00 AM to 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 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), being 10% of the Reserve Price of the respective property (Property 1: Rs. 7,41,000/-; Property 2: Rs. 9,70,000/-; Property 3: Rs. 12,75,000/-; Property 4: Rs. 4,30,000/-), 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 27.11.2026, 6.00 PM.

f. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiples of the incremental amount/price as follows: Property 1 (43.825 Cents - Thicknamcode): Rs. 1,00,000/-; Property 2 (298.13 Cents - Pallimon): Rs. 1,00,000/-; Property 3 (46.90 Ares - Vilavancode): Rs. 1,00,000/-; Property 4 (2.02 Ares - Mayyanad): Rs. 25,000/-. 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 a 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 as above and time shall be extended to 5 (minutes) when valid bid is 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. 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, Specialized Asset Recovery Management Branch Thiruvananthapuram, IFSC: CNRB0007909.

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

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty Lakh only), 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, the same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/due diligence regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The e-Auction advertisement 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.

n. 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 5.00 P.M.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact Chief Manager, Canara Bank, Specialized Asset Recovery Management Branch Thiruvananthapuram (Ph. No. 0471-2324797, 9037756600), e-mail id: cb7909@canarabank.com, 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.

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: Trivandrum
Date: 07.11.2026

Authorised Officer
Canara Bank