



**ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTAROAD,  
MANGALURU 575001**

**(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 property mortgaged/ charged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11-09-2026, for recovery of Rs. 24,81,01,883.90 (Rupees Twenty Four Crores Eighty One Lakhs One Thousand Eight Hundred Eighty Three and Paise Ninety Only) as on 31.07.2026 plus further interest and charges from 01.08.2026 due to the Secured Creditor from (1) M/s Kaizen Refiners rep.by (a)Prop. Sri.Nazim N Latif, S/o.Sri.Nazir Ahmed Latif (b) Sri.Arvind H Joshi, S/o.Sri.Hanamant(c) Smt.Hameeda Bhanu N.Latif, W/o Sri.Nazir Ahamed Latif(d) Smt.Minhaj N Latif, W/o Sri.Nadeem Latiff (2) M/s Kaizen Accumulators rep by (a)Prop. Smt.Minhaj N Latif, W/o Sri.Nadeem Latiff, S/o.Nazir Ahmed Latif (b) Smt.Hameeda Bhanu N.Latif, W/o Sri.Nazir Ahamed Latif (c) Sri.Nazim N Latif (3) M/s Kaizen Moto Cop represented by (a)prop. Smt.Hameeda Bhanu N.Latif, W/o Sri.Nazir Ahmed Latif (b) Sri.Nazim N Latif, S/o.Sri.Nazir Ahmed Latif (c) Smt.Minhaj N Latif, W/o Sri.Nadeem Latiff (4) Sri.Nadeem N Latiff, S/o.Sri.Nazir Ahmed Latif.

The reserve price will be property 1) Rs. 1,95,00,000.00 (Rupees One Crore Ninety-Five Lakhs Only) and the earnest money deposit will be Rs. 19,50,000.00 (Rupees Nineteen lakh Fifty Thousand Only)

Property 2).Rs.56,00,000.00( Rupees Fifty Six Lakhs Only) and the earnest money deposit will be Rs.5,60,000.00(Rupees Five Lakh Sixty Thousand Only)

| NAME                                         | ADDRESS                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and address of the secured creditor     | Canara Bank, ARM Branch, Mangaluru                                                                                                                                                                                                                                                                                                                                                                           |
| Name and address of the borrower & Guarantor | (1) M/s Kaizen Refiners rep.by (a)prop. Sri.Nazim N Latif (b) Sri.Arvind H Joshi,S/o. Sri.hanamant(c) Smt.Hameeda Bhanu N.Latif,W/o Sri.Nazir Ahamed Latif(d) Smt.Minhaj N Latif,W/o Sri.Nadeem Latiff.<br><br>(2) M/s Kaizen Accumulators rep.by (a)Prop. Smt.Minhaj N Latif, W/o Sri.Nadeem Latiff, S/o.Nazir Ahmed Latif (b) Smt.Hameeda Bhanu N.Latif, W/o Sri.Nazir Ahamed Latif (c) Sri.Nazim N Latif. |





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|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                      | 3) M/s Kaizen Moto Cop represented by (a)prop. Smt.Hameeda Bhanu N.Latif, W/o Sri.Nazir Ahmed Latif (b) Sri.Nazim N Latif, S/o.Sri.Nazir Ahmed Latif (c) Smt.Minhaj N Latif, W/o Sri.Nadeem Latiff (4) Sri.Nadeem N Latiff, S/o.Sri.Nazir Ahmed Latif                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Total Liabilities as on 31.07.2026                                                                                   | Rs. 24,81,01,883.90 (Rupees Twenty Four Crores Eighty One Lakhs One Thousand Eight Hundred Eighty Three and Paise Ninety Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (a) Mode of auction<br>(b) Details of auction service provider<br>(c) Date & time of auction<br>(d) Place of auction | Online<br><a href="https://baanknet.com/">https://baanknet.com/</a><br><br>11.09.2026<br><br>Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)<br>"Online Electronic Bidding" through the website <a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Details of properties                                                                                                | <b>Property No.1: Name of the Title Holder:</b><br>Smt Hamida Nazir Latif & Smt Minhaj N Latif.<br><br>All that part and parcel of property bearing RS No 222/A, G P No 1315 measuring 30 guntas (excluding 18 gunta land acquired by NH 4 authority) out of 01 acre 08 guntas, consisting of Cement floored Industrial Shed with ACC Sheet roofing situated in P B Road, Mangutti village Hukkeri Tq Dist Belgaum-591243.<br><br><b>Boundaries of the Properties:</b><br>North: R S No 225 of Sri B S Kapsi,<br>South : R S No 221 of Sri.Vithal Joshi,<br>East : NH 4 Service Road ,<br>West : Remaining part of RS No 222/A.<br><br><b>Property No.2: Name of the Title Holder:</b> Mr Nazeem N Ahmed Latif<br><br>Plot No. 1334/B, RS No. 51 situated at KIADB Kanabargi Industrial Area, Auto Nagar, Belagavi measuring 499.50 sqmtr |





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|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | land and building in dilapidated stage in the name of Mr Nazeem N Ahmed Latif.<br><br>Boundaries of the Properties<br>North: 60 feet wide Road ,<br>South : Temple Road,<br>East : Plot No. 1334/C,<br>West : Plot No. 1334/A |
| <b>Reserve price</b>                                 | <b>Property 1: Rs. 1,95,00,000.00 (Rupees One Crore Ninety five Lakhs Only)</b><br><b>Property 2:Rs.56,00,000.00(Rupees Fifty Six Lakhs Only)</b>                                                                             |
| <b>Earnest Money Deposit</b>                         | <b>Property 1: Rs. 19,50,000.00 (Rupees Nineteen lakh Fifty Thousand Only)</b><br><b>Property 2:Rs.5,60,000.00(Rupees Five Lakh Sixty Thousand Only)</b>                                                                      |
| <b>The property can be inspected Date &amp; Time</b> | <b>The property can be inspected, with Prior Appointment with Authorised Officer.</b>                                                                                                                                         |

**OTHER TERMS AND CONDITIONS OF SALE NOTICE DATED 19-08-2026**

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. (For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The above properties were alienated by executing release deed/gift deed after the accounts becoming NPA. The prospective bidders are advised to verify the title deeds prior to depositing EMD.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected with prior permission from Authorised Officer.
- 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).



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- f. The Intending bidders shall deposit Earnest Money Deposit (EMD) of prop 1: Rs. 19,50,000.00 (Rupees Nineteen Lakhs Fifty Thousands Only) , Prop2: Rs.5,60,000.00( Rupees Five Lakhs Sixty Thousands Only) being of 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 10.09.2026 at 5:00 PM.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (Rupees Ten Thousand only) (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.
- h. The incremental amount/price during the time of each extension shall be Rs. 10,000/- (Rupees Ten Thousand only) (Incremental price) and time shall be extended to 05 (minutes) when valid bid received in last minutes.
- i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. 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.
- 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, Mangaluru, IFSC: CNRB0006296 (Branch IFSC Code).
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- 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 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



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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 property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- 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 with prior permission from Authorised Officer.
- p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. For further details Contact, Mr. Manjura C ,Senior Manager, ARM Branch, Mangaluru, Mobile 9482010646, 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./support.ebkrav@procure247.com).

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For CANARA BANK

*[Signature]*  
ಅಧಿಕಾರಿತ ಅಧಿಕಾರಿ / Authorised Officer  
AUTHORISED OFFICER  
ARM Branch, Mangaluru  
CANARA BANK, Mangaluru

Place : Mangaluru  
Date : 19.08.2026



