



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. 8,79,62,073.30 (Rupees Eight Crores Seventy Nine Lakhs Sixty Two Thousand Seventy Three and paise Thirty 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 industries rep.by prop Sri.Nadeem N Latiff (2) M/s Kaizen Moto Cop rep.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 **Rs. 50,79,000.00 (Rupees Fifty Lakhs Seventy Nine Thousand Only)** and the earnest money deposit will be **Rs. 5,07,900.00 (Rupees Five Lakhs Seven Thousand Nine Hundred 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 industries rep.by prop Sri.Nadeem N Latiff (2) M/s Kaizen Moto Cop rep.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. 8,79,62,073.30 (Rupees Eight Crores Seventy Nine Lakhs Sixty Two Thousand Seventy Three and paise Thirty Only)
(a) Mode of auction (b) Details of auction service provider	Online https://baanknet.com/
(c) Date & time of auction	11.09.2026





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(d) Place of auction	Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.) "Online Electronic Bidding" through the website https://baanknet.com/
Details of properties	All that part and parcel of property Industrial land measuring 2400 sq.ft.with 3334 sq.ft.building (Ground and First) situated at plot No.52, R S No.550/1 CTS No.6030 at Near Singh Garage, Kanbargi Industrial area, Auto Nagar Belgaum in the name of Mr Nadeem N Latif. Boundaries of the Properties: North by: Plot No.53, South by : Plot No.51, East by : 7 th Main road , West by: plot No.39
Reserve price	Rs. 50,79,000.00 (Rupees Fifty Lakhs Seventy Nine Thousand Only) Property
Earnest Money Deposit	Rs. 5,07,900.00 (Rupees Five Lakhs Seven Thousand Nine Hundred Only)
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.

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



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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.

- f. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 5,07,900.00 (Rupees Five Lakhs Seven Thousand Nine Hundred 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.1,00,000/- (Rupees One Lakh 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.1,00,000/- (Rupees One Lakh 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.

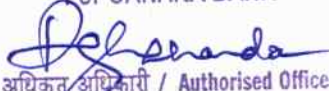


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- n. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the 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. Manjuraj 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.ebkray@procure247.com).**"

Place : Mangaluru
Date : 19.08.2026

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For CANARA BANK

ಅಧಿಕೃತ ಅಧಿಕಾರಿ / Authorised Officer
AUTHORISED OFFICER
ARM CANARA BANK

