केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH
HYDERABAD (DP CODE: 2752)
HYDERABAD CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD, SECUNDERABAD - 500026
E-mail: cb2752@canarabank.com

Ref:2752/ARMB/SN/NFATHIMA/31102026

DT: 31-10-2026

COVERING LETTER TO SALE NOTICE

To

1. Mrs. Mohammed Nisar Fathima W/o. Md. Khaja Habeebuddin (Borrower), H.No.3-224-2, Royal Apartments, Naya Nagar, Kodad, Suryapet(D) Telangana State. – 508206.	**3. Mr. Shaik Ismail (Guarantor) So. Janimiya, H.No.8-1-95/1, Bogumkunta Bazar, Khammam Urban, Khammam(D) Telangana State. – 507001.**
2. Mr. Md. Khaja Habeebuddin (Guarantor) S/o. Late Md. Gaffar, H.No.3-224-2, Royal Apartments, Naya Nagar, Kodad, Suryapet (D) Telangana State. – 508206.	**4. Mr. Md. Khaja Ajasooddin (Guarantor) So. Md. Khaja Habbebuddin, H.No.3-224-2, Royal Apartments, Naya Nagar, Kodad, Suryapet (D) Telangana State. – 508206.**

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, 20021.

As you are aware, I on behalf of Canara Bank Kodad Branch Hyderabad (File now being transferred to Asset Recovery Management Hyderabad Branch for recovery follow up) have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our Asset Recovery Management Hyderabad, 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 thereunder, 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.

कृते केनरा बैंक For CANARA BANK

Yours faithfully,

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Authorised Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

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Ref:2752/ARMB/SN/NFATHIMA/31102026 | **DT: 31-10-2026**

(Auction Sale Notice for Immovable properties)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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/Physical possession of which has been taken by the Authorized Officer of Kodad Branch of Canara Bank, subsequently transferred to Asset Recovery Management Branch Hyderabad for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20-11-2026** for recovery of for recovery of **Rs. 48,68,144.02 (Rupees Forty Eight Lakhs Sixty Eight Thousand One Hundred Forty Four and Two Paisa only)** along with cost and expenses from 30-10-2024 till the date of Realisation in full at the interest ordered in terms of final order dated 04-08-2025 passed by Honourable DRT I, Hyderabad in OA 139/2025 due to the **Kodad Branch** of Canara Bank, from **Mrs. Mohammed Nisar Fatima (Borrower)** and Guarantors **Mr. Md. Khaja Habeebuddin, Mr. Shaik Ismail & Mr. Md. Khaja Ajasooddin.**

The reserve price of Immovable properties will be:

Property-1: to be fixed at **Rs. 14,20,000/- (Rupees Fourteen lakhs Twenty thousand)** and the Earnest Money Deposit will be **Rs. 1,42,000/- (Rupees One Lakh Forty-Two Thousand Only).**

Property-2: to be fixed at **Rs. 14,20,000/- (Rupees Fourteen lakhs Twenty thousand)** and the Earnest Money Deposit will be **Rs. 1,42,000/- (Rupees One Lakh Forty-Two Thousand Only).**

The Earnest Money Deposit shall be deposited on or before **19-11-2026 by 5:00 pm.**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31-10-2026:

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad
2	Name and Address of the Borrower & Guarantor	**BORROWER:** **1. Mrs. Mohammed Nisar Fathima (Borrower)** **W/o. Md. Khaja Habeebuddin, H.No.3-224-2, Royal Apartments, Naya Nagar, Kodad, Suryapet(D) Telangana State. – 508206.** **2. Mr. Md. Khaja Habeebuddin (Guarantor)** **S/o. Late Md. Gaffar, H.No.3-224-2, Royal Apartments, Naya Nagar, Kodad, Suryapet (D Telangana State. – 508206.** **3. Mr. Shaik Ismail (Guarantor)** **So. Janimiya, H.No.8-1-95/1, Bogumkunta Bazar, Khammam Urban, Khammam(D) Telangana State. – 507001.** **4. Mr. Md. Khaja Ajasooddin (Guarantor)** **S/o. Md. Khaja Habbebuddin, H.No.3-224-2, Royal Apartments, Naya Nagar, Kodad, Suryapet (D) Telangana State. – 508206.**
3	Total liabilities	**Rs. 48,68,144.02/-** (Rupees Forty-Eight lakhs Sixty-Eight thousand One hundred Forty-Four and Two Paisa only) along with cost and expenses from 30-10-2024 till the date of Realisation in full at the interest ordered in terms of final order dated 04-08-2025 passed by Honourable DRT I, Hyderabad in OA 139/2025.

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4	i) Mode of Auction ii) Details of Auction service provider iii) Date & Time of Auction iv) Place of Auction	**E-Auction** **M/s. PSB Alliance (BAANKNET)** **Contact Mobile No. 8291220220** E-mail: **support.BAANKNET@psballiance.com** Website: **www.baanknet.com** **20-11-2026, 11:30 A.M. to 12:30 P.M.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online (**www.baanknet.com)**
5	Details of Property/ies	**Property-1:** **Description of the Immovable Property:** All that Flat No. 507 in Fourth Floor of "Balaji Towers" with built up area of 720.75 Sq. Feet (including common area) along with undivided share of land measuring 22.12 Sq. Yards (Out of 978 Sq. Yards) bearing survey No. 500/1A1 and H. No 3-246(Old H. No 3-240) Residential apartments under the name of "Balaji Towers" situated at Jaggayyapet municipality limits, Krishna District, Andhra Pradesh and bounded by **East** : Corridor **West** : Open to Sky **North** : Open to Sky **South** : Flat No 508 Property is in the name of **Mrs. Mohammad Nisar Fathima** **Property-2:** **Description of the Immovable Property:** All that Flat No. 508 in Fourth Floor of "Balaji Towers" with built up area of 720.75 Sq. Feet (including common area) along with undivided share of land measuring 22.12 Sq. Yards (Out of 978 Sq. Yards) bearing survey No. 500/1A1 and H. No 3-246(Old H. No 3-240) Residential apartments under the name of "Balaji Towers" situated at Jaggayyapet municipality limits, Krishna District, Andhra Pradesh and bounded by **East** : Corridor **West** : Open to Sky **North** : Flat No 507 **South** : Open to Sky Property is in the name of **Mrs. Mohammad Nisar Fathima**
6	Reserve Price	**Property-1:** Reserve price of **Rs. 14,20,000/- (**Rupees Fourteen lakhs Twenty thousand**)** **Property-2:** Reserve price of **Rs. 14,20,000/- (**Rupees Fourteen lakhs Twenty thousand**)**
7	Earnest Money Deposit	**Property-1: Rs. 1,42,000/- (**Rupees One Lakh Forty-Two Thousand Only**)** **Property-2: Rs. 1,42,000/- (**Rupees One Lakh Forty-Two Thousand Only**)**
8	The property can be inspected Date &Time	On **16-11-2026** between **10.00 AM** and **4.00 PM**.
9	Details of Encumbrance	~~Encumbrance detail~~/ Not known
10	Detail of litigation	~~Detail of litigation~~ / Not known

***No Encumbrances Known to Knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid. ***

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" "Without Recourse"** condition, including encumbrances if any mentioned in above table at S. 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(s) below. After deposit of EMD, if bidder has participated in

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the auction, subsequent claim/request regarding cancelation of auction and refund of bid shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on **16-11-2026** between **10.00 AM** and **4.00 PM**. by prior confirmation from authorised officer.

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) of **Rs. 1,42,000/- (**Rupees One Lakh Forty-Two Thousand Only**), Property-2: Rs. 1,42,000/- (**Rupees One Lakh Forty-Two Thousand 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 **19-11-2026** by **5.00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 25,000/- (Rupees Twenty-Five 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.

g. The incremental amount/price during the time of each extension shall be **Rs. 25,000/- (Rupees Twenty-Five Thousand Only)** 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 Authorised 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, **Asset Recovery Management Hyderabad** Branch, IFSC Code **CNRB0002752**.

l. It is the responsibility of the successful bidder/purchaser to obtain NOC from the relevant authorities concerned 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 clearness including payment of fee, taxes as applicable. All charges on account of obtaining necessary clearance or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenance charges, licence 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.

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

o. To the best of knowledge and information known to the Authorized Officer, there is no encumbrance on property litigation on property affecting the security interest except if any mentioned in above table at S 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 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 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 **16-11-2026** between **10.00 AM** and **5.00 PM**. by prior confirmation from authorised officer.

q. The particulars specified in the e-auction published in the newspaper have been stated to the best of the information of the authorised officer.

r. At any stage of 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.

s. For further details Mr. V Sandeep Kumar (Name of Nodal Officer & its team ARM Branch, Hyderabad Ph. No: 040-27725283/260 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**

कृते केनरा बैंक For CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Place: HYDERABAD
Date: 31-10-2026

Authorised Officer
Canara Bank

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