केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

ANNEXURE -III
CANARA BANK

COVERING LETTER TO SALE NOTICE

REF/160003343161/ NOV 26 **Date: 04.11.2026**

To

Shihabudeen Kulathil Valappil **Kulathil Valappil House** **Athalur Post** **Tavanur** **Malappuram** **Kerala 679573**	**Habeeba** **W/O Shihabudeen** **Kulathil Valappil House** **Athalur Post** **Tavanur** **Malappuram** **Kerala 679573** **Also at** **Kuttiparambil** **Edakkulam Thirunavaya** **Tirur** **Malappuram** **676301**

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.**
****

As you are aware, I on behalf of **Canara Bank Kottayam Sankranthi Branch** have 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 **Kottayam Sankranthi Branch** of Canara Bank.

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.

Yours faithfully,

कृते केनरा बैंक
For CANARA BANK

Authorised Officer
प्राधिकृत अधिकारी Authorised Officer
Canara Bank

केनरा बैंक क्षेत्रीय कार्यालय, कोट्टायम पुनर्प्राप्ति अनुभाग RECOVERY SECTION REGIONAL OFFICE, KOTTAYAM CANARA BANK

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क्षेत्रीय कार्यालय
कोट्टायम-686028

R & L SECTION
REGIONAL OFFICE
KOTTAYAM – 686028

: 9446432362
: roktmrec@canarabank.com
Web : www.canarabank.com

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CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)
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) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

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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 Authorised Officer of Canara Bank , will be sold on "As is where is", As is what is" , and Whatever there is" on **26.11.2026, for recovery of Rs. 23,66,029.53/- (Rupees Twenty Three Lakhs Sixty Six Thousand Twenty Nine And Fifty Three Paise Only) as on date plus interest from 05.11.2026, cost and legal charges thereon from Sri. Shihabudeen Kulathil Valappil & Smt. Habeeba . The reserve price will be Rs.14,00,000/- (Rupees Fourteen Lakhs Only) and the earnest money deposit will be Rs.1,40,000 (Rupees One Lakh Forty Thousand Only)**

1 Name and Address of the Secured Creditor	**Canara Bank Kottayam Sankranthi Branch**
2 Name and Address of the Borrower & Guarantor	**1.Shihabudeen Kulathil Valappil** **Kulathil Valappil House** **Athalur Post** **Tavanur** **Malappuram** **Kerala 679573** **2. Habeeba** **W/O Shihabudeen** **Kulathil Valappil House** **Athalur Post** **Tavanur** **Malappuram** **Kerala 679573** **Also at** **Also at** **Kuttiparambil** **Edakkulam Thirunavaya** **Tirur** **Malappuram** **676301**
3 Total liabilities as on date	**Rs. 23,66,029.53/- (Rupees Twenty Three Lakhs Sixty Six Thousand Twenty Nine And Fifty Three Paise Only) as on date plus interest from 05.11.2026, cost and legal charges thereon**
4 a) Mode of Auction	**E-Auction**

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b) Details of Auction service provider	**M/s PSB Alliance Pvt. Ltd (BAANKNET)**
c) Date & Time of Auction	**26.11.2026, 2 pm to 4pm**
d) Place of Auction	**E-Auction**
5 Details of Property/ies	**All that part and parcel of the property having an extent of 4.05 Ares of land and all the improvements therein in Re Sy No : 55/4A2-2-2-1 of Block No 1 of Vadakkemuri Village Vaikom Taluk Kottayam District in the name of Sri Shihabudeen Kulathil Valappil & Smt Habeeba having the following boundaries.** **Boundaries as per location sketch 198/2025** **North : Property of Tajudeen** **West: Thodu** **East : Private Road** **South : Property of Tahir** **Cersai ID: 400097665109**
6 Reserve Price	**Rs.14,00,000/- (Rupees Fourteen Lakhs Only)**
7 Earnest Money Deposit	**Rs.1,40,000 (Rupees One Lakh Forty Thousand Only)**
8 The property can be inspected Date & Time	**On 25.11.2026 , 2 pm to 4 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. For details of encumbrance, contact the undersigned before deposit of the Earnest MoneyDeposit(EMD) referred to in 9(e) below).

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

c.The property can be inspected on **25.11.2026 from 2 pm to 4 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 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,Email:support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.1,40,000**

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(Rupees One Lakh Forty 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 **26.11.2026, 1:00 pm**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/ - mentioned under the column "Increment Combo" . 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 Rs10000/- 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. 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 Kottayam Sankranthi Branch (CNRB0003962)**

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), 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.

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 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.

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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 **25.11.2026, from 2 pm to 4 pm**. 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 **Manager RLFP Section Regional Office Kottayam , Mobile No – 9446432362** 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
प्राधिकृत अधिकारी Authorised Officer

Place: Kottayam
Date:26.11.2026

Authorised Officer
Canara Bank

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क्षेत्रीय कार्यालय, कोट्टायम
पुनर्प्राप्ति अनुभाग
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