ಕೆನರಾ ಬ್ಯಾಂಕ್ केनरा बैंक Canara Bank
ಭಾರತ ಸರ್ಕಾರದ ಒಂದು ಉದ್ಯಮ
भारत सरकार का उपक्रम
A Government of India Undertaking
Syndicate Syndicate

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, 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/ physical 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 **25.11.2026**, for recovery of **Rs. 66,08,35,356.70 (Rupees Sixty Six Crores Eight Lakhs Thirty Five Thousand Three Hundred & Fifty Six and paise Seventy only)**, as on 30.09.2026 plus further interest and charges from 01.10.2026 due to the Secured Creditor from Borrower **M/s Bava Infrastructure Developers Pvt .Ltd., represented by Managing Director, Mr.Mehashoof Ahmed Bava, S/o B.Ahmed Mohiuddin Bava, Director, Mrs.Nageena Moideen Bava, W/o B.Ahmed Mohiuddin Bava, and Guarantors 1. Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava, S/o Late Haji Baikampady M Ahmed alias Ahmed Bava, 2. Mrs. Zareena, W/o H B Mohammed, 3. Mrs. Riyana, W/o B M Mumtaz Ali, 4. Mr. B M Shoukath Ali, S/o Late Hajee Baikampady Mohammed Bava** for the loan granted to **M/s Bava Infrastructure Developers Pvt. Ltd.**

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the Borrower & Guarantor	
M/s Bava Infrastructure Developers Pvt. Ltd. D.No. 113/21, Ground Floor, Commercial Centre, Airport Road, Kukur, Mangalore 575013	Mr. Mehashoof Ahmed Bava (Managing Director) S/o- B Ahmed Mohiuddin Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal Mangaluru - 575014
Mrs Nageena Moideen Bava (Director) W/o-B Ahmed Mohiuddin Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal, Mangaluru - 575014	Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava (Guarantor) S/o- Late Haji Baikampady M Ahmed alias Ahmed Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal, Mangaluru-575014

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	Mr B M Shoukath Ali (Guarantor) S/o- Late Haji Baikampady Mohammed Bava, No.08-112, block, No. 08, Chokkabattu, Katipalla, Krishnapura, Mangaluru-575014	Mrs. Zareena, (Guarantor) W/o- H B Mohammed,Flat No.901, Retreat Apartment, S.L Mathias Road, Kapri Gudda, Attavara, Mangaluru-575002
	Mrs. Riyana, (Guarantor) W/o- B.M Mumtaz Ali, Residing at: No-8-118, Block no. 08, Krishnapura, Suratkal, Mangalore-575014	
Total Liabilities as on 30.09.2026		**Rs. 66,08,35,356.70 (Rupees Sixty Six Crores Eight Lakhs Thirty Five Thousand Three Hundred & Fifty Six and paise Seventy only)**
(a) Mode of auction **(b) Details of auction service provider** **(c) Date & time of auction**		**Online** **https://baanknet.com/** **25.11.2026** Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d) Place of auction		"Online Electronic Bidding" through the website **https://baanknet.com/**

Details of property

Name of the Title Holder: Mrs. Zareena

Non Agricultural Immovable properties situated at Delantha Bettu Village of Mangalore Taluk and within the Registration Sub-District of Mulki and comprised in :-

Sr. No.	Sy. No.	Kissam	Extent A-C	Property ID No.	Boundaries
1	34/1	Converted	0-20-50 (829.59 Sq. Mt)	151100303900120284	North: Sy. No. 33 West: Sy. No. 34/2 East: Road & Remaining portion of same Sy. no. South: Remaining portion of same Sy. No.
2	34/1	Converted	0-10 (404.68 Sq. Mt)	151100303900120287	North: Sy. No. 33 East: Road South: Remaining portion of same Sy. No

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					West: Remaining portion of same Sy. No.
3	34/1	Converted	0-23 (930.76 Sq. Mt)	151100303900120288	West: Sy. No. 34/2 East: Road South: Remaining portion of same Sy. No North: Remaining portion of same Sy. No
4	34/1	Converted	0-24 (971.23 Sq. Mt)	151100303900120290	North: Remaining portion of same Sy. No & Road South; Sy. No.60 East: Sy. No. 33 West: Sy. No. 34/2
5	34/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120285	North: Sy. No. 83 South: Sy. No. 81 West: Sy. No. 81 East: Sy. No. 34/9 & Road
6	34/10	Converted	0-24 (971.23 Sq. Mt)	151100303900120286	North: Road East: Sy. No. 34/12 South: Remaining portion of same Sy. No West: Road
7	34/10	Converted	0-21 (849.82 Sq. Mt)	151100303900120289	North: Remaining portion of Sy. No. 34/10 & Road East: Sy. No. 34/12 & 34/11 South: Sy No. 34/16 & 34/15 West: Sy No. 34/9
8	34/14	Converted	0-13 (526.08 Sq. Mt)	151100303900120291	North: Road East: Sy. No. 60 South: Sy. No. 34/13 West: Sy. No. 34/22
9	34/17	Converted	0-15 (607.02 Sq. Mt)	151100303900120294	North: Road East: Sy. no. 34/21 South: Sy. No. 34/18 West: Sy. No. 81
10	34/18	Converted	0-21 (849.82 Sq. Mt)	151100303900120297	North: Sy. No. 34/16 East: Road South: Remaining portion of same Sy. No. West: Sy. No. 34/17

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11	34/18	Converted	0-22 (890.29 Sq. Mt)	151100303900120295	North: Remaining portion of same Sy. No. & Road South: Sy. no. 94 East: Sy. No. 34/20 West: Sy. No. 34/21
12	34/18	Converted	0-21 (849.82 Sq. Mt)	151100303900120299	North: Remaining portion of same Sy. No South: Remaining portion of same Sy. No. East: Road West: Sy. no. 34/21
13	60/2	Converted	0-12 (485.61 Sq. Mt)	151100303900120317	North: Road East: Sy. no. 94 West: Remaining portion of same Sy. No. South: Sy. No. 94
14	60/2	Converted	0-13 (526.08 Sq. Mt)	151100303900120316	North: Sy. No. 34 South: Sy. No. 94 East: Remaining portion of same Sy. No. & Road West: Sy. No. 60/1B
15	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120300	North: Sy. No. 81/3 West: Sy No 27 East: Remaining Portion of Sy. No. 81/1 South: Remaining portion of same sy. no. & Road
16	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120301	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
17	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120302	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
18	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120303	North: Remaining portion of same Sy No

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					South: Remaining portion of same Sy No East: Road West: Sy. No. 27
19	81/8	Converted	0-23 (930.76 Sq. Mt)	151100303900120305	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
20	81/8	Converted	0-22 (890.29 Sq. Mt)	151100303900120306	North: Remaining portion of same Sy No South: Sy. No. 81/4 East: Road West: Sy. No. 27
21	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120307	North: Sy. no. 81/3 South: Road West: Remaining portion of same Sy No & Road East: Sy. No. 81/3
22	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120310	North: Road, East: Sy. No. 34, West: Road South: Remaining portion of same Sy. No
23	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120313	North: Remaining portion of same Sy. No South: Remaining portion of same Sy. No East: Sy. No. 34 West: Road
24	81/8	Converted	0-19 (768.89 Sq. Mt)	151100303900120314	North: Remaining portion of same Sy. No East: Remaining portion of same Sy. No South: Road West: Road
25	81/8	Converted	0-19 (768.89 Sq. Mt)	151100303900120315	North: Remaining portion of same Sy. No East: Remaining portion of same Sy. No

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					West: Remaining portion of same Sy No South: Road
26	81/8	Converted	0-13 (526.08 Sq. Mt)	151100303900120318	North: Sy. No. 34 East: Sy. No. 81/5 West: Remaining portion of same Sy. No South: Road
27	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120320	North: Sy No. 81/4 West: Sy. No. 86 East: Remaining portion of same Sy. No & Road South: Sy. No. 81/7
28	81/8	Converted	0-13 (526.08 Sq. Mt)	151100303900120321	North: Sy. No. 81/4 South: Road East: Remaining portion of same Sy no. West: Remaining portion of same Sy. No.
29	81/8	Converted	0-13 (526.08 Sq. Mt)	151100303900120322	North: Road South:Road East: Road West: Remaining portion of same Sy No
30	81/8	Converted	0-23 (930.76 Sq. Mt)	151100303900120326	North: Road South: Sy. No. 81/7 West: Road East: Remaining portion of same Sy No
31	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120327	North: Road South: Sy. No. 81/7 East: Remaining portion of same Sy No West: Remaining portion of same Sy No
32	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900120328	North: Sy. No. 81/6 South: Sy. no. 81/7 West: Remaining portion of same Sy No East: Sy. No. 34
33	82/2	Converted	0-18.25	151100303900120329	North: Sy. No. 94 West: Sy. No. 82/1

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			(738.54 Sq. Mt)		South: Remaining portion of same Sy No East: Road
34	82/2	Converted	0-16.75 (677.83 Sq. Mt)	151100303900120330	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 82/1
35	82/2	Converted	0-23 (930.76 Sq. Mt)	151100303900120332	North: Remaining portion of same Sy No & Road South: Sy. No. 68 East: Sy. no. 82/3 West:Sy. No. 82/1
With all easementary rights of way & water appurtenant thereto.					

Reserve price	**Rs.1,94,52,000.00(Rupees One Crore Ninety Four Lakhs Fifty Two Thousand only)**
Earnest Money Deposit	**Rs.19,45,200.00(Rupees Nineteen lakhs Fourty Five Thousand Two 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 05.11.2026

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 Money Deposit (EMD) referred to in 9(e) below).

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

c. The property can be inspected with prior permission 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

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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) **Rs.19,45,200.00(Rupees Nineteen lakhs Fourty Five Thousand Two 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 **24.11.2026** at **5:00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000.00 (Rupees One Lakhs 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.1,00,000.00 (Rupees One Lakhs only) (incremental price) and time shall be extended to 05(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, ARM Branch, Mangaluru, IFSC Code: CNRB0006296 (Branch IFSC Code).

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

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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.

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 with prior permission from Authorised Officer.

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 , ARM Branch, Canara Bank Building, Hampankatte, Balmatta Road, Mangaluru (Phone No. 9482010646, 0824-2440469)

e-mail id: cb6296@canarabank.com or**/s PSB Alliance Pvt. Ltd), (ContactNo.7046612345/6354910172/8291220220/9892219848/ 8160205051, Email:Support.BAANKNET@psballiance.com).**

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मंगलूर
ARM Branch, Mangaluru

Place : Mangaluru
Date : 05.11.2026

AUTHORISED OFFICER
CANARA BANK

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