



**GUDALUR II BRANCH (16235)**

D.NO.10/430 E-3,METRO PLAZA BUILDING, OOTY ROAD, GUDALUR 643 212

E Mail :cb16235@canarbank.com

Mobile: 94890 43572

Ref: 16235/SALENOTICE/MMANU/2025-26

Date:16.07.2025

To

BORROWER	GUARANTOR
Mr A MOHAMED MANU S/O K.ALAVI D.NO.4/110, OVH ROAD PANDALUR GUDALUR 643 102 THE NILGIRIS	Mr V.A.FIROZ NO 3 DIVISION D NO 8/50 DEVARSHOLA PO GUDALUR 643 102 THE NILGIRIS

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, the Authorized officer, Canara Bank, on behalf of Canara Bank **GUDALUR II BRANCH** has 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 **GUDALUR II BRANCH** Branch of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice. I am herewith sending the Sale Notice (e-auction 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,

**AUTHORISED OFFICER  
CANARA BANK  
ENCLOSURE - SALE NOTICE**



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**SALE NOTICE**

**ANNEXURE - 13(Auction Sale Notice for Sale of Immovable Properties)**

**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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **GUDALUR II Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **07.08.2025 (Time 11.30 a.m. to 12.30 p.m.)** for recovery as on **30.06.2025** of **Rs.28,20,682/-** - (Rs. Twenty eight lakh twenty thousand six hundred eighty two only ) due to the **GUDALUR II Branch** of Canara Bank from

<b>BORROWER</b>	<b>GUARANTOR</b>
<b>Mr A MOHAMED MANU S/O K.ALAVI D.NO.4/110, OVH ROAD PANDALUR GUDALUR 643 102 THE NILGIRIS</b>	<b>Mr V.A.FIROZ NO 3 DIVISION D NO 8/50 DEVARSHOLA PO GUDALUR 643 102 THE NILGIRIS</b>

**1 Name and Address of the Secured Creditor:**

CANARA BANK, GUDALUR II BRANCH, D NO.10/430 E -3, METRO PLAZA BUILDING, OOTY ROAD, GUDALUR 643 212

**2. Total liabilities as on 30.06.2025: Rs.28,20,682/-- (Rs. Twenty eight lakh twenty thousand six hundred eighty two only )+ interest & charges**

**3. Last Date & Time for receipt of tender documents through Baanknet Portal :**

**06.08.2025 ; upto 4.00 pm**

**4. Address in which the tender document to be submitted:** Through <https://baanknet.com> Portal

**5. (a) Date & Time of e- auction: 07.08.2025: Time 11.30 am to 12.30 pm(With unlimited extension of 5 minutes duration eachtill the conclusion of the sale)**

**(b) Portal of e- auction:** <https://baanknet.com/>

**6 Details of Property/ies:**



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Name of the Title Holder:Mr Mohamed Manu

The Nigiris Registration District, Gudalur Sub District, Gudalur Taluk Gudalur Village, Gudalur Municipality, Present Patta No.1385 , Old Survey No.158, Re survey No.1086/15A1A1A1B Extent 2.25 cents land with building

**Boundaries:**

North: Canal

East: Land belonging to Ashraf

South: Land of Vittal Rao

West; Rafeek's land

Address: Door No.13/409-63, Kasim Vayal Area, Foothpath off – from Calicut Road, Gudalur Town, The Nilgiris 643 212

**8. Reserve Price:** Rs.22,75,000/- (Rs.Twenty Two lakh seveny five thousand only)

**EMD & last date of deposit of EMD:** Rs.2,27,500/- (Rs.Two lakh Twenty seven thousand five hundred only) on or before 06.08.2025 upto 4.00 pm.

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (<https://baanknet.com/>) or may contact Manager, Canara Bank GUDALUR NILGIRIS Branch (Ph. No.: 94890 43572) during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date: 16.07.2025  
Place: Coimbatore

AUTHORISED OFFICER  
CANARA BANK



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### **OTHER TERMS AND CONDITIONS**

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- The property will be sold in “as is where is and as is what is” basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.
- Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, **GUDALUR NILGIRIS BRANCH (16235 )** on or before **06.08.2025** between **10.00 am to 4.00 pm**
- The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- EMD amount of 10% of the Reserve Price is to be deposited through BAANKNET portal on or before **06.08.2025 upto 4.00 pm.**
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider

Auction Agency	M/S PSB ALLIANCE LTD (ebkray)
Website	<a href="https://baanknet.com/">https://baanknet.com/</a>
Address	Corporate office: Unit 1, 3 <sup>rd</sup> floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	<a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a> ;
Help Desk No.	8291220220

Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

- The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost.
- EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000**. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be



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confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance 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.

l. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

m. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office II or GUDALUR II branch who as a facilitating centre shall make necessary arrangements.

o. For further details contact : The Manager, Canara Bank GUDALUR II BRANCH (16235 ) (Mob: 94890 43572) e-mail id :cb16235@canarabank.com or

Auction Agency	M/S PSB ALLIANCE LTD (ebkray)
Website	<a href="https://baanknet.com/">https://baanknet.com/</a>
Address	Corporate office: Unit 1, 3 <sup>rd</sup> floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	<a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a> ;
Help Desk No.	8291220220

p. For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

q. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

R. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.



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S. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.

**Special Instruction/Caution**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: COIMBATORE  
Date: 16.07.2025

**AUTHORISED OFFICER  
CANARA BANK**