

M.
NEW

संदर्भ सं./ Ref:7909/SARMB/TVM/ RAHHAT/SN/AUG/26-27

दिनांक/Date:10.08.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

M/s Raahath Cashew Exports,
KP 11/577-A, Backside Hotel Harisree,
Kallumthazham,
Kollam – 691 004

.Mr. Sulphikar Ahmed (Proprietor),
Raahath 12, Muri Nagar 33A, Pazhayattinkuzhi,
Thattamala P.O.,
Kollam-691020

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, Canara Bank 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, **Specialized Asset Recovery Management Branch Thiruvananthapuram** 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 there under, 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,

**Authorised Officer
Canara Bank**

**Authorised Officer
CANARA BANK**

ENCLOSURE – SALE NOTICE



**SPECIALIZED ASSET RECOVERY MANAGEMENT BRANCH,
 THIRUVANANTHAPURAM
SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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), Guarantor(s) and Mortgagor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the symbolic / constructive 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”, “Whatever there is” and “No Recourse” basis on 31.08.2026, [Time 11:30 A.M. to 12:30 P.M. (with unlimited extension of 5 minutes duration each till the conclusion of the sale)], for recovery of Rs. 5,08,81,485.80 (Rupees Five Crore Eight Lakh Eighty One Thousand Four Hundred and Eighty Five and Paise Eighty only) due as on 08.08.2026 from M/s Raahath Cashew Exports, plus further interest, costs and other legal charges, payable to the Specialized Asset Recovery Management Branch, Thiruvananthapuram of Canara Bank.

The Reserve Price shall be Rs 57,00,000 and Earnest Money shall be Rs 5,70,000

Last Date for deposit of Earnest Money Deposit – On or before 29.08.2026 by 5:00 P.M.

Details of Property:

Immovable property in the name of Sri Sulphikar Ahmed, covered by Document No. 393/2014 – Residential property)

All that piece and parcel of 2.84 Ares of land in Re Sy No. 351/5/4/1 in Block No. 25 of Eravipuram Village, along with a residential building thereon, situated in Kollam Taluk, Kollam District, in the name of Mr. Sulphikar Ahmed.

Boundaries as per Title Deed

North	:	Property of Afsal
South	:	Property of Mahin
East	:	Property of Sajila
West	:	Road

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank, Specialized Asset Recovery Management Branch, Thiruvananthapuram (Ph. No. 0471-2324797, 9037756600) Email: cb7909@canarabank.com
2.	Name and Address of the Borrowers / Guarantors / Mortgagors	1. M/s Raahath Cashew Exports, KP 11/577-A, Backside Hotel Harisree, Kallumthazham, Kollam – 691 004 2. Mr. Sulphikar Ahmed (Proprietor), Raahath 12, Muri Nagar 33A, Pazhayattinkuzhi, Thattamala P.O., Kollam
3.	Total liabilities as on 08.08.2026	Rs. 5,08,81,485.80 (Rupees Five Crore Eight Lakh Eighty One Thousand Four Hundred and Eighty Five and Paise Eighty only) – due from M/s Raahath Cashew Exports, plus further interest from 09.08.2026 along with suit expenses and other legal charges.
4.	(a) Mode of Auction (b) Details of Auction service provider	(a) Online Auction (E-Auction) (b) M/s PSB Alliance (Baanknet) Help Desk: 8291220220 / 7046612345 / 6354910172 / 9892219848 / 8160205051 Email: support.BAANKNET@psballiance.com



	(c) Date & Time of Auction	(c) 31.08.2026 between 11:30 A.M. and 12:30 P.M. (with unlimited extension of 5 minutes duration each till conclusion of the sale). Minimum one incremental bid is mandatory for participating in the bid.
	(d) Portal of E-Auction	(d) https://baanknet.com/
5.	Reserve Price	Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)
6.	Earnest Money Deposit (EMD)	Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) (being 10% of the Reserve Price)
7.	Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand Only)
8.	Date & Time of Inspection of Property	On 29.08.2026 between 10:00 A.M. and 5:00 P.M., with prior appointment of the Authorised Officer.

9. OTHER TERMS AND CONDITIONS

a.	The property will be sold in “as is where is, as is what is and whatever there is” basis including encumbrances, if any. The Bank does not give and shall not be deemed to have given any representation, warranty, assurance or commitment whatsoever as to the existence, nature, extent, subsistence, discharge or removal of any encumbrance, charge, lien, attachment, claim or statutory due in respect of the property. Intending bidders shall satisfy themselves in this behalf by their own independent enquiries and legal due diligence before deposit of the Earnest Money Deposit (EMD). After deposit of the EMD and participation in the auction, no claim, request for cancellation of the auction or refund of the bid amount, on the ground of encumbrance or otherwise, shall be entertained.
b.	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.
c.	The property can be inspected, with Prior Appointment with Authorised Officer, on 29.08.2026 between 10:00 A.M. and 5:00 P.M.
d.	The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
e.	Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Baanknet), Help Desk Number : 8291220220, Email id: support.baanknet@psballiance.com
f.	The intending bidders should register their names at portal https://baanknet.com and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s PSB Alliance (Baanknet), Help Desk Number : 8291220220, Email id: support.baanknet@psballiance.com
g.	EMD amount of 10% of the Reserve Price is to be deposited 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 well before 29.08.2026 by 5:00 P.M..
h.	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29.08.2026, 5:00 P.M., to Canara Bank, Specialized Asset Recovery Management Branch, Thiruvananthapuram by hand or by email.
i.	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
j.	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.50,000 (Rupees Fifty Thousand Only). 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 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 which shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, Specialized Asset Recovery Management Branch, Thiruvananthapuram, A/c No. 209272434, IFSC: CNRB0007909 . If the successful bidder fails to pay the sale price, 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.	For sale proceeds of Rs.50 Lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1 % of the Sale amount under Section 194 – IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank.
m.	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.



n.	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o.	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.
p.	The Sale Certificate shall be issued in the same name in which the bid is submitted.
q.	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.
r.	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach the concerned Circle Office or the Specialized Asset Recovery Management Branch, Thiruvananthapuram who, as a facilitating centre, shall make necessary arrangements. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com). For further details Specialized Asset Recovery Management Branch, Thiruvananthapuram (Ph. No. 0471-2324797, 9037756600) may be contacted during office hours on any working day, e-mail id cb7909@canarabank.com OR M/s PSB Alliance (Baanknet), Help Desk Number : 8291220220, Email id: support.baanknet@psballiance.com

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. In order to ward off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as back-up power supply, so that they are able to circumvent such situations and participate in the auction successfully.

Place: Thiruvananthapuram

Date: 10.08.2026



For Canara Bank
AUTHORISED OFFICER
CANARA BANK

Authorised Officer
CANARA BANK