

സंदर्भ सं./ Ref: 7909/SARMB/REVIVE/SN/MB/2026-27 (PART 1)

दिनांक/ Date: 10.08.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

M/s REVIVE CONSTRUCTION COMPANY INDIA PRIVATE LIMITED KODIVILA HOUSE, NJAVELIKONAM KILIMANOOR P O TRIVANDRUM 695601	Mr NASARUDEEN A R KODIVILA HOUSE, NJAVELIKONAM KILIMANOOR P O TRIVANDRUM 695601
Mr NASEER KHAN A KUZHIVILA VEEDU KALIYIKKAL KIZHAKKEPPURAM P O, AYIROOR TRIVANDRUM 695310	Mr AJIMSHA BASHEER ARAFAMANSIL MAHADEVESWARAM, PAZHAYAKUNNUMEL, KILIMANOOR TRIVANDRUM 695601
Mrs SHEREENA BEEGUM AJIMSHA ARAFAMANSIL MAHADEVESWARAM, PAZHAYAKUNNUMEL KILIMANOOR, TRIVANDRUM 695601	

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**

ENCLOSURE – SALE NOTICE

**Authorised Officer
Canara Bank**



സ്പെഷ്യാലൈസ് അസെറ്റ് റീകവററി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മുനാം നില ട്രിബി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेनसर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction, Trivandrum 695001	☎ : 0471 2324797 ☎ : 9037756600 cb7909@canarabank.com Web : www.canarabank.bank.in
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(Auction Sale Notice for Immovable properties – COMBINED NOTICE – PART 1 OF 2)

CANARA BANK

(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 properties mortgaged / charged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Specialized Asset Recovery Management Branch Thiruvananthapuram of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" **on 29.08.2026** for recovery of Rs. 34,16,43,436/- (Rupees Thirty Four Crore Sixteen Lakh Forty Three Thousand Four Hundred and Thirty Six only) as on 08.08.2026 plus further interest and costs due to the Specialized Asset Recovery Management Branch Thiruvananthapuram of Canara Bank from **M/s. Revive Construction Company India Private Limited**, Kodivila House, Njavelikonam, Kilimanoor P O, Trivandrum – 695601, represented by its **Managing Director Mr. Nasarudeen A R**, residing at Kodivila House, Njavelikonam, Kilimanoor P O, Trivandrum – 695601, who is also a guarantor to the loan, along with other guarantors namely **Mr. Naseer Khan A**, Residing At Kuzhivila Veedu, Kaliyikkal, Kizhakkeppuram P O, Ayiroor, Trivandrum – 695310; **Mr. Ajimsha Basheer** And **Mrs. Shereena Beegum Ajimsha**, Both Residing At Arafa Mansil, Mahadeveswaram, Pazhayakunnumel, Kilimanoor, Trivandrum – 695601.

The reserve price and earnest money deposit (EMD) for each property are as follows:

- Property 1 (22.20 Ares - Pallichal): Reserve Price Rs. 5,60,00,000/-, EMD Rs. 56,00,000/-**
Property 2 (22.68 Ares - Nemom): Reserve Price Rs. 5,54,00,000/-, EMD Rs. 55,40,000/-
Property 3 (23 Ares - Re Sy No. 135/10): Reserve Price Rs. 4,30,00,000/-, EMD Rs. 43,00,000/-.
Property 4 (7.75 Ares): Reserve Price Rs. 2,84,00,000/-, EMD Rs. 28,40,000/-.
Property 5 (22.40 Ares): Reserve Price Rs. 2,75,00,000/-, EMD Rs. 27,50,000/-.
Property 6 (11.47 Ares): Reserve Price Rs. 2,40,00,000/-, EMD Rs. 24,00,000/-.
Property 7 (8.53 Ares): Reserve Price Rs. 2,30,00,000/-, EMD Rs. 23,00,000/-.
Property 8 (6.50 Ares): Reserve Price Rs. 1,69,30,000/-, EMD Rs. 16,93,000/-.
Property 9 (10.20 Ares): Reserve Price Rs. 1,13,00,000/-, EMD Rs. 11,30,000/-.
Property 10 (9.10 Ares): Reserve Price Rs. 1,08,50,000/-, EMD Rs. 10,85,000/-.
Property 11 (10.12 Ares): Reserve Price Rs. 1,06,40,000/-, EMD Rs. 10,64,000/-.
Property 12 (5.06 Ares): Reserve Price Rs. 96,00,000/-, EMD Rs. 9,60,000/-.

1	Name and Address of the Secured Creditor	Canara Bank, Specialized Asset Recovery Management Branch Thiruvananthapuram
2	Name and Address of the Borrower & Guarantor	M/S Revive Construction Company India Private Limited Kodivila House Njavelikonam Kilimanoor P O Trivandrum 695601

സ്പെഷ്യാലൈസ് ആസ്തി നികുതി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മുനാം നില ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेनसर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor, Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction, Trivandrum 695001	☎: 0471 2324797 ☎: 9037756600 cb7909@canarabank.com Web : www.canarabank.bank.in
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		Mr Nasarudeen A R Kodivila House Njavelikonam Kilimanoor P O Trivandrum 695601 Mr Naseer Khan A Kuzhivila Veedu Kaliyikkal Kizhakkeppuram P O Ayiroor Trivandrum 695310 Mr Ajimsha Basheer Arafa Mansil Mahadeveswaram Pazhayakunnumel Kilimanoor Trivandrum 695601 Mrs Shereena Beegum Ajimsha Arafa Mansil Mahadeveswaram Pazhayakunnumel Kilimanoor Trivandrum 695601
3	Total liabilities as on 08.08.2026	Total liabilities as on 08.08.2026: Rs. 34,16,43,436/- (Rupees Thirty Four Crore Sixteen Lakh Forty Three Thousand Four Hundred and Thirty Six only) plus further interest along with suit expenses and other legal charges
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	Online M/s PSB Alliance (BAANKNET) 29.08.2026 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded) Online portal: https://baanknet.com/
5	Details of Property/ies	<u>Property 1 – 22.20 Ares - Pallichal</u> All that piece and parcels of land having a total extent of 25.40 Ares made up of 09.50 Ares in Re Survey No. 103/12-23, 04.05 Ares in Re Survey No. 103/12-4, 04.05 Ares in Re Survey No. 103/12-4-1 and 07.80 Ares in Re Survey No. 103/21 in Block No. 5 (Old Survey No. 147/1) of Pallichal Village situated in Neyyattinkara Taluk, Thiruvananthapuram District, covered under Sale Deed No. 3306/2008 dated 05.09.2008 of Balaramapuram SRO, owned by Mr. Nazarudeen A R. (Extent available for sale after road widening: 22.20 Ares.). CERSAI Security Interest ID: 400006201766. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Sarkar Kulam; South: Road; East: Property of Sukumara Panicker and Natarajan; West: Property of Ajitha Kumari.

സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് റിക്കവറി
മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം
കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്
മൂന്നാം നില
ട്രിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ
ജംഗ്ഷൻ, തിരുവനന്തപുരം
695001

विशेषीकृत आस्ति वसूली प्रबंधन शाखा
तिरुवनंतपुरम
तृतीय तल
केनरा बैंक अंचल कार्यालय बिल्डिंग
स्पेनसर जंक्शन, एम जी रोड
तिरुवनंतपुरम
695001

Specialized Asset Recovery Management Branch,
Trivandrum
Third Floor Canara Bank Circle Office Building TC
26/173(1) MG Road, Spencer Junction,
Trivandrum 695001

☎ : 0471 2324797
☎ : 9037756600
cb7909@canarabank.com
Web : www.canarabank.bank.in

	Boundaries as per the Title Deed: North: Filled Pond; South: Road; East: Properties of Sukumarapanickar & Nadarajan; West: Property of Ajithakumari. Reserve Price: Rs. 5,60,00,000/- (Rupees Five Crore Sixty Lakh Only) EMD: Rs. 56,00,000/- (Rupees Fifty Six Lakh Only) (being 10% of the Reserve Price) Property 2 – 22.68 Ares - Nemom All that piece and parcels of land having a total extent of 22.68 Ares made up of 09.18 Ares in Re Survey No. 722/3-1, 04.66 Ares in Re Survey No. 723/12, 0.81 Ares in Re Survey No. 722/3-2, 03.07 Ares in Re Survey No. 723/13-1, 04.40 Ares in Re Survey No. 722/2 and 0.56 Ares in Re Survey No. 722/1 in Block No. 26 (Old Survey Nos. 46/3/9, 46/3/2, 46/3) of Nemom Village together with dilapidated buildings bearing Nos. 52/1131 & 1132 of Thiruvananthapuram Corporation, situated in Thiruvananthapuram Taluk, Thiruvananthapuram District, covered under Sale Deed No. 1603/2009 dated 15.01.2009 of Nemom SRO, owned by Mr. Nazarudeen A R. CERSAI Security Interest ID: 400052703600. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Property of Nazarudeen; South: Rameshan Property; East: Road; West: Sukumaran's Property. Boundaries as per the Title Deed: North: Properties of Syamala & Prabha; South: Property of Sukumaran Nair; East: Corporation Road; West: Pond and Property of Sukumaran Nair. Reserve Price: Rs. 5,54,00,000/- (Rupees Five Crore Fifty Four Lakh Only) EMD: Rs. 55,40,000/- (Rupees Fifty Five Lakh Forty Thousand Only) (being 10% of the Reserve Price) Property 3 – 23 Ares - Re Sy No. 135/10 All that piece and parcels of land having an extent of 23 Ares in Re Survey No. 135/10 in Block No. 31 (Old Survey No. 1962) of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 2994/2011 dated 24.10.2011 of Kilimanoor SRO, owned by Mr. Nazarudeen A R. CERSAI Security Interest ID: 400004952305. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Property of Pappala Muslim Jama At; South: Chakkudi Road; East: M C Road; West: Thodu. Boundaries as per the Title Deed: North: Sold property and Mosque; South: Thadam; East: M.C. Road; West: Thodu. Reserve Price: Rs. 4,30,00,000/- (Rupees Four Crore Thirty Lakh Only) EMD: Rs. 43,00,000/- (Rupees Forty Three Lakh Only) (being 10% of the Reserve Price) Property 4 – 7.75 Ares All that piece and parcels of land having a total extent of 07.75 Ares made up of 03.80 Ares in Re Survey No. 222/7-A and 03.95 Ares in Re Survey No. 222/7 in Block No. 31 (Old Survey No. 544/1) of Pazhayakunnummel
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സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗിൽ മൂന്നാം നില ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेनसर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Thiruvananthapuram Third Floor, Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction, Trivandrum-695001 एस.ए.आर.एम. शाखा, तिरुवनंतपुरम	☎ : 0471 2324797 ☎ : 9037756600 cb7909@canarabank.com Web : www.canarabank.bank.in
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	Village together with old shop rooms bearing Nos. PP 11/1034 to 1039, situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 1199/2007 dated 20.04.2007 of Kilimanoor SRO, owned by Mr. Nazarudeen A R. CERSAI Security Interest ID: 400006157263. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Property of Appukuttan and Muhammed Kannu; South: Property of Abida Beevi; East: Road; West: Thodu. Boundaries as per the Title Deed: North: Properties of Vanitha, Appukuttan and Haris; South: Property of Muhammad Ismail; East: Thundilkada Old Road; West: Thodu. Reserve Price: Rs. 2,84,00,000/- (Rupees Two Crore Eighty Four Lakh Only) EMD: Rs. 28,40,000/- (Rupees Twenty Eight Lakh Forty Thousand Only) (being 10% of the Reserve Price) Property 5 – 22.40 Ares All that piece and parcels of land, being equitable mortgage of an extent of 22.40 Ares in Re Survey No. 250/34, out of a total extent of 24.29 Ares made up of 09.72 Ares in Survey No. 1775, 07.69 Ares in Survey No. 1774 and 06.88 Ares in Survey No. 1773/1 of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, together with a two storeyed house measuring 4500 sq.ft bearing D No. PP 2/1268, covered under Sale Deed No. 731/1997 dated 03.03.1997 of Kilimanoor SRO, owned by Mr. Nazarudeen A R. CERSAI Security Interest ID: 400004952411. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Property of Saleena and own property; South: Property of Maimoonath; East: Thadom and own property; West: Property of Shamsudeen. Boundaries as per the Title Deed: North: Property of Abdul Rahiman; South: Property of Sulaiman; East: Thadam; West: Property of Shamsudheen. Reserve Price: Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only) EMD: Rs. 27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand Only) (being 10% of the Reserve Price) Property 6 – 11.47 Ares All that piece and parcels of land having a total extent of 11.47 Ares made up of 0.10 Ares in Re Survey No. 222/13, 0.27 Ares in Re Survey No. 222/12-1 and 11.10 Ares in Re Survey No. 222/4 in Block No. 31 (Old Survey Nos. 554/9, 544/32, 544/5, 536, 543/A, 544/9) of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 520/2016 dated 16.03.2016 of Kilimanoor SRO, owned by Mr. Nazarudeen A R. CERSAI Security Interest ID: 400015910287. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage):
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സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മൂന്നാം നില ട്രിബി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेन्सर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch, Trivandrum Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction, Trivandrum 695001	☎ : 0471 2324797 ☎ : 9037756600 ✉ : cb7909@canarabank.com Web : www.canarabank.bank.in
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	North: Canal and Rajeev's Property; South: Property of Noushad and Prabhakaran; East: Road; West: Property of Prasad and Kannan. Boundaries as per the Title Deed: Boundaries of 0.10 Ares - North: Thodu; South: Item Nos. 2 & 3 property; East: Old Road; West: Properties of Prasad and Kannappan Boundaries of 0.27 Ares - North: Property of Rajeev; South: Item No. 1 property; East: Old Road; West: Thodu Boundaries of 11.10 Ares - North: Thodu; South: Property of Prabhakaran; East: Thodu; West: Properties of Prasad and Kannappan Reserve Price: Rs. 2,40,00,000/- (Rupees Two Crore Forty Lakh Only) EMD: Rs. 24,00,000/- (Rupees Twenty Four Lakh Only) (being 10% of the Reserve Price) Property 7 – 8.53 Ares All that piece and parcels of land having an extent of 08.53 Ares in Re Survey No. 723/13 (Old Survey No. 46/3) of Nemom Village together with a building bearing No. 52/1134 of Thiruvananthapuram Corporation, situated in Thiruvananthapuram Taluk, Thiruvananthapuram District, covered under Sale Deed No. 3014/2008 dated 08.09.2008 of Nemom SRO, owned by Mr. Nazarudeen A R. CERSAI Security Interest ID: 400016200799. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Prabhakaran Property; South: Property of Nazarudeen; East: Road; West: Property of Nazarudeen. Boundaries as per the Title Deed: North: Moolavila & Narrow Way; South: Property of Prabhakaran; East: Road; West: Chaluvila & Paddy Field. Reserve Price: Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) EMD: Rs. 23,00,000/- (Rupees Twenty Three Lakh Only) (being 10% of the Reserve Price) Property 8 – 6.50 Ares All that piece and parcels of land having a total extent of 06.50 Ares made up of 05.20 Ares in Re Survey No. 17/7 and 01.30 Ares in Re Survey No. 17/4 in Block No. 33 (Old Survey Nos. 1682, 1681/1-9, 1681/1, 1681/A-10) of Pazhayakunnummel Village together with a building bearing No. IX/113 of Pazhayakunnummel Grama Panchayath, situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 4066/2013 dated 02.05.2013 of Kilimanoor SRO, owned by Mr. Naseer Khan A. CERSAI Security Interest ID: 400011944929. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Property of Babu; South: Properties of Thankappan & Pappala L P School; East: Property of Babu; West: Properties of Thankappan and Road.
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Boundaries as per the Title Deed:

North: Property of Babu; South: Pappala School Compound; East: Property of Babu; West: Property of Thankappan and Road.

Reserve Price: Rs. 1,69,30,000/- (Rupees One Crore Sixty Nine Lakh Thirty Thousand Only) | EMD: Rs. 16,93,000/- (Rupees Sixteen Lakh Ninety Three Thousand Only) (being 10% of the Reserve Price)

Property 9 – 10.20 Ares

All that piece and parcels of land having an extent of 10.20 Ares in Re Survey No. 238/18 in Block No. 31 (Old Survey No. 501/2) of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 61/2014 dated 08.01.2014 of Kilimanoor SRO, owned by Mr. Ajimsha Basheer. CERSAI Security Interest ID: 400015826012.

Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage):

North: Properties of Ramabhadran and Thampi; South: Property of Babu; East: Panchayath Thadom; West: Property of Thampi and Thadom.

Boundaries as per the Title Deed:

North: Properties of Ramabhadran & Thampi; South: Property of Babu; East: Panchayath Thadam; West: Property of Thampi & Thadam.

Reserve Price: Rs. 1,13,00,000/- (Rupees One Crore Thirteen Lakh Only) | EMD: Rs. 11,30,000/- (Rupees Eleven Lakh Thirty Thousand Only) (being 10% of the Reserve Price)

Property 10 – 9.10 Ares

All that piece and parcels of land having an extent of 09.10 Ares in Re Survey No. 29/28 in Block No. 33 (Old Survey No. 1641/1) of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 1143/2016 dated 29.06.2016 of Kilimanoor SRO, owned by M/s Revive Construction Company India Private Limited, represented by its Managing Director Mr. Nazarudeen A R. CERSAI Security Interest ID: 400015789192.

Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage):

North: Property of Rama Warriar; South: Road; East: Property of Krishna Warriar; West: Property of Sainudeen.

Boundaries as per the Title Deed:

North: Property of Ramavaryar; South: Panchayath Thadam; East: Property of Krishnavaryar; West: Property of Sainudheen.

Reserve Price: Rs. 1,08,50,000/- (Rupees One Crore Eight Lakh Fifty Thousand Only) | EMD: Rs. 10,85,000/- (Rupees Ten Lakh Eighty Five Thousand Only) (being 10% of the Reserve Price)

Property 11 – 10.12 Ares

All that piece and parcels of land having an extent of 10.12 Ares in Re Survey No. 30/7-1-1 in Block No. 33 (Old Survey No. 1640/7-6-5-4) of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 1859/2016

സ്പെഷ്യാലിസ്റ്റ് അസ്റ്റ് നികുവനി
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		dated 24.10.2016 of Kilimanoor SRO, owned by M/s Revive Construction Company India Private Limited, represented by its Managing Director Mr. Nazarudeen A R. CERSAI Security Interest ID: 400017331408. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Jalaludheen; South: Road; East: Manaf; West: Sheela. Boundaries as per the Title Deed: North: Property of Jalaludheen; South: Panchayath Road; East: Property of Manaf; West: Property of Sheela. Reserve Price: Rs. 1,06,40,000/- (Rupees One Crore Six Lakh Forty Thousand Only) EMD: Rs. 10,64,000/- (Rupees Ten Lakh Sixty Four Thousand Only) (being 10% of the Reserve Price) Property 12 – 5.06 Ares All that piece and parcels of land having an extent of 05.06 Ares in Re Survey No. 135/10 in Block No. 31 (Old Survey No. 1962) of Pazhayakunnummel Village situated in Chirayinkeezh Taluk, Thiruvananthapuram District, covered under Sale Deed No. 2995/2011 dated 24.10.2011 of Kilimanoor SRO, owned by Mrs. Shereena Beegum Ajimsha. CERSAI Security Interest ID: 400015313109. Boundaries as per the Location Sketch (being the boundaries as per the location sketch at the time of mortgage): North: Property of Vishwanathan; South: Property of Nazarudeen; East: Road; West: Property of Nazarudeen. Boundaries as per the Title Deed: North: Property of Vishwanathan; South: Property of Nazarudheen; East: M.C. Road; West: Property of Nazarudheen. Reserve Price: Rs. 96,00,000/- (Rupees Ninety Six Lakh Only) EMD: Rs. 9,60,000/- (Rupees Nine Lakh Sixty Thousand Only) (being 10% of the Reserve Price)
6	Reserve Price	Property 1 (22.20 Ares - Pallichal): Rs. 5,60,00,000/- (Rupees Five Crore Sixty Lakh Only) Property 2 (22.68 Ares - Nemom): Rs. 5,54,00,000/- (Rupees Five Crore Fifty Four Lakh Only) Property 3 (23 Ares - Re Sy No. 135/10): Rs. 4,30,00,000/- (Rupees Four Crore Thirty Lakh Only) Property 4 (7.75 Ares): Rs. 2,84,00,000/- (Rupees Two Crore Eighty Four Lakh Only) Property 5 (22.40 Ares): Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only) Property 6 (11.47 Ares): Rs. 2,40,00,000/- (Rupees Two Crore Forty Lakh Only) Property 7 (8.53 Ares): Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) Property 8 (6.50 Ares): Rs. 1,69,30,000/- (Rupees One Crore Sixty Nine Lakh Thirty Thousand Only) Property 9 (10.20 Ares): Rs. 1,13,00,000/- (Rupees One Crore Thirteen Lakh Only)

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		Property 10 (9.10 Ares): Rs. 1,08,50,000/- (Rupees One Crore Eight Lakh Fifty Thousand Only) Property 11 (10.12 Ares): Rs. 1,06,40,000/- (Rupees One Crore Six Lakh Forty Thousand Only) Property 12 (5.06 Ares): Rs. 96,00,000/- (Rupees Ninety Six Lakh Only)
7	Earnest Money Deposit	Property 1 (22.20 Ares - Pallichal): Rs. 56,00,000/- (Rupees Fifty Six Lakh Only) Property 2 (22.68 Ares - Nemom): Rs. 55,40,000/- (Rupees Fifty Five Lakh Forty Thousand Only) Property 3 (23 Ares - Re Sy No. 135/10): Rs. 43,00,000/- (Rupees Forty Three Lakh Only) Property 4 (7.75 Ares): Rs. 28,40,000/- (Rupees Twenty Eight Lakh Forty Thousand Only) Property 5 (22.40 Ares): Rs. 27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand Only) Property 6 (11.47 Ares): Rs. 24,00,000/- (Rupees Twenty Four Lakh Only) Property 7 (8.53 Ares): Rs. 23,00,000/- (Rupees Twenty Three Lakh Only) Property 8 (6.50 Ares): Rs. 16,93,000/- (Rupees Sixteen Lakh Ninety Three Thousand Only) Property 9 (10.20 Ares): Rs. 11,30,000/- (Rupees Eleven Lakh Thirty Thousand Only) Property 10 (9.10 Ares): Rs. 10,85,000/- (Rupees Ten Lakh Eighty Five Thousand Only) Property 11 (10.12 Ares): Rs. 10,64,000/- (Rupees Ten Lakh Sixty Four Thousand Only) Property 12 (5.06 Ares): Rs. 9,60,000/- (Rupees Nine Lakh Sixty Thousand Only) (Each EMD is 10% of the respective Reserve Price, payable on or before 27.08.2026, 5.00 PM)
8	The property can be inspected Date & Time	On or before 27.08.2026 between 10.00 AM and 5.00 PM
9	Detail of Litigation	SA 176/2026 filed by the borrower is Pending before Hon'ble DRT

10. 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. In respect of each property the Schedule sets out two sets of boundaries – "Boundaries as per the Location Sketch", which are the boundaries as per the location sketch at the time of creation of the mortgage as recorded in the Possession Notices issued under Section 13(4) of the Act, and "Boundaries as per the Title Deed", which are the boundaries as described in the respective title deed. Bidders are advised to satisfy themselves as to the identity, extent and boundaries of the property by independent verification before submitting their bid. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in clause (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent

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	claim/request regarding cancellation of auction and refund of bid amount shall not be entertained.
b.	The property/ies will be sold above the Reserve Price.
c.	The property can be inspected with prior appointment of the Authorized Officer, on or before 27.08.2026 between 10.00 AM to 5.00 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 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), being 10% of the Reserve Price of the respective property (Property 1: Rs. 56,00,000/-; Property 2: Rs. 55,40,000/-; Property 3: Rs. 43,00,000/-; Property 4: Rs. 28,40,000/-; Property 5: Rs. 27,50,000/-; Property 6: Rs. 24,00,000/-; Property 7: Rs. 23,00,000/-; Property 8: Rs. 16,93,000/-; Property 9: Rs. 11,30,000/-; Property 10: Rs. 10,85,000/-; Property 11: Rs. 10,64,000/-; Property 12: Rs. 9,60,000/-), 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 27.08.2026, 5.00 PM.
f.	Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiples of the incremental amount/price as follows: Property 1 (22.20 Ares - Pallichal): Rs. 5,00,000/-; Property 2 (22.68 Ares - Nemom): Rs. 5,00,000/-; Property 3 (23 Ares - Re Sy No. 135/10): Rs. 3,00,000/-; Property 4 (7.75 Ares): Rs. 2,00,000/-; Property 5 (22.40 Ares): Rs. 2,00,000/-; Property 6 (11.47 Ares): Rs. 2,00,000/-; Property 7 (8.53 Ares): Rs. 2,00,000/-; Property 8 (6.50 Ares): Rs. 1,00,000/-; Property 9 (10.20 Ares): Rs. 1,00,000/-; Property 10 (9.10 Ares): Rs. 1,00,000/-; Property 11 (10.12 Ares): Rs. 1,00,000/-; Property 12 (5.06 Ares): Rs. 50,000/-. 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 a 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 as above and time shall be extended to 5 (minutes) when valid bid is 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.

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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, Specialized Asset Recovery Management Branch Thiruvananthapuram , IFSC: CNRB0007909 .
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 only), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is applicable, the 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 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 on or before 27.08.2026 from 10.00 A.M. to 5.00 P.M.
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 Chief Manager, Canara Bank, Specialized Asset Recovery Management Branch Thiruvananthapuram (Ph. No. 0471-2324797, 9037756600), e-mail id: cb7909@canarabank.com, 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.

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: Trivandrum
Date: 10.08.2026

Authorised Officer
Canara Bank

Authorised Officer
Canara Bank
Trivandrum



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