

**(Auction Sale Notice for Sale of Immovable Properties)**  
**HO: BENGALURU**  
**BANK ROAD KASARGOD BRANCH (DPCD:0711)**

**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 PROVISION 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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Canara Bank, **Bank Road Branch, Kasaragod**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30/04/2025** for recovery of **Rs. 2,93,90,535.08/- (Rupees Two Crores Ninety Three Lakhs Ninety Thousand Five Hundred Thirty Five and Paise Eight Only)**, and further interest and other expenses due to the **Bank Road Kasargod Branch**, from the Borrowers/ co-borrowers: **M/s U M K Engineering and Construction LLP (Represented by its Partners) 1. Sri U Mohammed Kunhi (Partner), S/o. Sri Ummer, Panalam House, Cheroor P.O, Chengala, Kasaragod - 671 123, 2. Sri Ummer Sharafudhin (Partner), S/o. Sri U Mohammed Kunhi, Panalam House, Cheroor P.O, Chengala, Kasaragod - 671123 and Guarantors/ Sureties 3. Smt. M A Beefathima, W/o. Sri U Mohammed Kunhi , Panalam House, Cheroor P.O, Chengala, Kasaragod - 671 123**

**Details and full description of the immovable property with known encumbrances if any**

N o	Immovable						Name of Title holder	
1	All that part and parcel of the property consisting of 54 cents of land and with all other improvements thereon in Survey No.6/10B, 10/2 and 6/9pt situated in Chengala Village, Kasaragod Taluk, Kasaragod District within the SRO of Kasaragod with boundaries:						Smt. M A Beefathima	
	Sl No	Survey No	Extend	Boundaries				
				East	North	West		South
3	6/10B 10/2 6/9pt	54 Cents	Road	Property of Sharafudhe- en and Abdul Khader haji	A.W land	Road		

The reserve price will be **Rs.1,94,40,000/- (Rupees One Crore Ninety Four Lakhs Forty Thousand Only)** and the earnest money deposit will be **Rs.19,44,000/- (Rupees Nineteen Lakhs Forty Four Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **28/04/2025** at 5 pm.

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website ([www.canarabank.com](http://www.canarabank.com)) or service provider M/s PSB Alliance Ltd(BAANKNET). E-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) and IBA website (<https://www.ibapi.in>) or may contact Branch Manager, Canara Bank **Bank Road Branch, Kasaragod** (Ph.No 919886013313) or R & L Section, Regional Office, Kasargod, Canara Bank, (Ph. No 9188528088, 9188522846) during office hours on any working day.

**PLACE: KASARAGOD**  
**DATE: 05/04/2025**

**AUTHORISED OFFICER**  
**CANARA BANK**

### DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor      Canara Bank, Bank Road Branch, Kasargod
2. Name and Address of the Borrower(s)      Borrower/ Co-Borrower:
  1. M/s U M K Engineering and Construction LLP  
(Represented by its Partners)
  2. Sri U Mohammed Kunhi (Partner)  
S/o. Sri Ummer  
Panalam House  
Cheroor P.O, Chengala  
Kasaragod - 671 123.
  3. Sri Ummer Sharafudhin (Partner)  
S/o. Sri U Mohammed Kunhi  
Panalam House  
Cheroor P.O, Chengala  
Kasaragod - 671123Guarantors/ Sureties:
  4. Smt. M A Beefathima  
W/o. Sri U Mohammed Kunhi  
Panalam House  
Cheroor P.O, Chengala  
Kasaragod - 671 123
3. Total liabilities as on date      **Rs. 2,93,90,535.08/- (Rupees Two Crores Ninety Three Lakhs Ninety Thousand Five Hundred Thirty Five and Paise Eight Only),**
- a.Mode of Auction      E-Auction (Online)
- b. Details of Auction service provider      M/s PSB Alliance Ltd(BAANKNET). E-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) and IBA website (<https://www.baanknet.com>).
- c. Date & Time of Auction      **30/04/2025 ; 11.00AM- 12.00PM (With unlimited extension of 5 minutes duration each till conclusion of the sale)**
- d. Portal of E-auction      <https://indianbankseauction.com>
4. Reserve Price      **Rs.1,94,40,000/- (Rupees One Crore Ninety Four Lakhs Forty Thousand Only)**
5. Earnest Money Deposit (EMD)      **Rs.19,44,000/- (Rupees Nineteen Lakhs Forty Four Thousand Only)**
6. Last Date for receipt of EMD      On or before **28/04/2025**

### 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:

- a. The property will be sold in “As is where is”, “As is what is”, and “Whatever there is” basis including encumbrances, if any.
- b. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://www.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 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.
- d. 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 /s PSB Alliance Ltd(BAANKNET). E-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) .Contact person Name: Mr.Karan Modi. Contact No.

7016716557. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- e. The intending bidders should register their names at portal /s PSB Alliance Ltd(BAANKNET). and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M SB Alliance Ltd(BAANKNET), E-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com). Contact person Name: Mr.Karan Modi. Contact No. 7016716557
- f. EMD amount of 10% is to be deposited by way of Demand draft in favor of Authorized Officer, Canara Bank, **Bank Road Branch**, Kasaragod or shall be deposited through RTGS/ NEFT/ Fund Transfer to credit of account of Canara Bank **Bank Road Branch**, Kasaragod A/c No 209272434 IFSC Code: CNRB0000711 on or before **28/04/2025, 5 PM**.
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28/04/2025, 5PM** to Bank Road Branch Kasaragod by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
  - iii) Bidders Name. Contact No. Address, E Mail Id.
  - iv) Bidder's A/c details for online refund of EMD
- h. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10,000/- The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. 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, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k. For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs only) 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.
- l. All charges for conveyance, stamp duty/GST 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 **Regional Office, Kasargod or Canara Bank , Bank Road Branch, Kasaragod** who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Manager Canara Bank, **Bank Road Branch Kasaragod** (Ph.No. 9886013313) or Divisional Manager, Regional Office (9188528088) or Senior Manager, Canara Bank, R & L Section, Regional Office, Kasargod (Ph. No 9188522846) or the service provider M/s PSB Alliance Ltd(BAANKNET). E-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) Contact person Name: Mr.Karan Modi. Contact No. 7016716557.

**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: KASARAGOD**  
**DATE : 05/04/2025**

**AUTHORISED OFFICER**  
**CANARA BANK**

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