

CHENNAI TEYNAMPET BRANCH
NO. 563/1, ANNA SALAI (GROUND FLOOR), TEYNAMPET, CHENNAI - 600018.
PH: 9843548544/9498346053, EMAIL:cb0416@canarabank.com

REF: SALE NOTICE/TEYNAMPET/ MCB BUYGUD/2025//CP

Date: 06.11.2025

To

M/s. MCB BUYGUD COM PRIVATE LIMITED PLOT NO 131 AND 132 DOOR NO 6 CHIDAMBARAM NAGAR SHOLINGANALLUR CHENNAI - 600119	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM 30, VENKATA STREET AB HOUSE MANNADY CHENNAI - 600001
Mr. S MOHAMED JAFFAR ALI S/O SHAIK ABDULLAH NO 4 2ND CROSS STREET PANAIYUR J NAGAR UTHANDI SHOLINGANALLUR CHENNAI - 600119	M/s. MCB BUYGUD COM PRIVATE LIMITED 1 ST FLOOR, NO. 24 RAJASEKARAN STREET Dr. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI - 600004
Mr. S MOHAMED JAFFAR ALI OLD NO. 7A, NEW NO.17 GIRIGORI STREET SEVEN WELLS, CHENNAI - 600001	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM OLD NO. 24C NEW NO.30, VENKATA AYYAR STREET, MANNADY, CHENNAI- 600001

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, had 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 Chennai Teynampet Branch of Canara Bank. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of this 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 30 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.

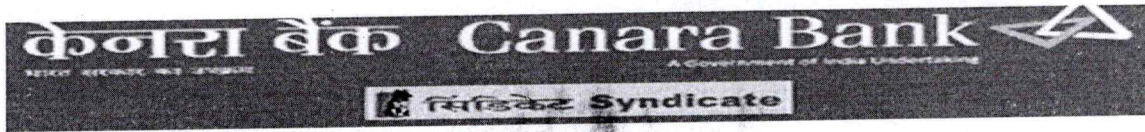
This is without prejudice to any other rights available to the Bank under the subject Act / or any other law in force.

Yours faithfully,



AUTHORISED OFFICER
CANARA BANK

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SALE NOTICE

REF: SALE NOTICE/TEYNAMPET/ MCB BUYGUD/2025//CP

Date: 06.11.2025

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 Authorised Officer of Chennai Teynampet Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 10-12-2025 (Time 11.30 a.m. to 12.30 p.m.) for recovery of Rs.2,50,06,818.75 (Rupees Two Crores fifty lakhs six thousand eight hundred eighteen and seventy five Paise only) due as on 31.10.2025 to the Chennai Teynampet Branch of Canara Bank from

M/s. MCB BUYGUD COM PRIVATE LIMITED PLOT NO 131 AND 132 DOOR NO 6 CHIDAMBARAM NAGAR SHOLINGANALLUR CHENNAI - 600119	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM 30, VENKATA STREET AB HOUSE MANNADY CHENNAI - 600001
Mr. S MOHAMED JAFFAR ALI S/O SHAIK ABDULLAH NO 4 2ND CROSS STREET PANAIYUR J NAGAR UTHANDI SHOLINGANALLUR CHENNAI - 600119	M/s. MCB BUYGUD COM PRIVATE LIMITED 1 ST FLOOR, NO. 24 RAJASEKARAN STREET Dr. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI - 600004
Mr. S MOHAMED JAFFAR ALI OLD NO. 7A, NEW NO.17 GIRIGORI STREET SEVEN WELLS, CHENNAI - 600001	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM OLD NO. 24C NEW NO.30, VENKATA AYYAR STREET, MANNADY, CHENNAI- 600001

Details of Property:

SCHEDULE OF PROPERTY
SCHEDULE-A

THE ENTIRE SECOND FLOOR residential portion measuring Super plinth area of 5600 Sq.feet (including common area) bearing Old - Door No.33/6, New Door No,67/6, Varadha Muthiappan Street, 600001 together with 1715 Sq.feet of George Town, Chennai undivided share of land out of total extent of 3 grounds and 130 Sq.feet (7330 Sq.ft) comprised in R.S.No.6182, C.C. No.5417, Block No.54 more fully situated at V.O.C. Nagar, Varadha Muthiappan Street, George Town, Chennai - 600001 bounded on the

North by: - R.S.Nos. 6180/1, 6180/3, 6180/2 and 6181

South by: R.S.No. 6183

East by:- R.S.Nos. 6208, 6209 and 6210

Westby:- R.S. Nos 6167, 6181 and Varadha Muthiappan Street

SCHEDULE - B
(Property hereby conveyed)

All that piece and parcel of property bearing Flat No. D in Second Floor of the building consisting of two bedrooms, one hall and kitchen more fully situated at Old Door No.33/6, New Door No.67/6, Municipal Door No.67/33 as per extract from Permanent Land Register, Varadha

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Muthiappan Street, George Town, Chennai 600001, comprised in R.S.No.6182 part, C.C.No.5417, Block No.54 V.O.C. Nagar, the flat having super built up area of 807 Sq.feet (including common area) together with an undivided share of 231 Sq.feet of land out of total extent of 3 grounds and 130 Sq.feet (7330 Sq.feet) along with the right to use and enjoy all common ways, pathways, staircase, lift, terrace, sump, borewell and water ways including easementary rights appurtenant thereto and forming part of the property more fully described in Schedule - A hereinabove.

Registration district: Chennai North

Sub-registration district: Sowcarpet

The reserve price will be **Rs. 56,49,000/-** (Rupees Fifty six lakhs forty nine thousand Only) and the earnest money deposit will be **Rs.5,64,900 /-** (Rupees Five lakhs sixty four thousand nine hundred only). The Earnest Money Deposit shall be deposited on or before 09.12.2025 till 5.00 p.m.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Chief Manager, Canara Bank, CHENNAI Teynampet Branch** (Ph. No.: 9483548544/9498346053) during office hours on any working day.

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

Date: 06.11.2025

Place: Chennai


**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.11.2025

1. Name and Address of the

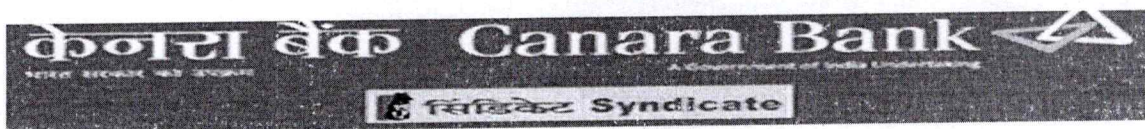
Secured Creditor:

CHENNAI TEYNAMPET BRANCH

No. 563/1, Anna Salai (Ground Floor),
Teynampet, Chennai - 600018. Ph: 9843548544/9498346053,
Email:cb0416@canarabank.com

2. Name and Address of the Borrower:

M/s. MCB BUYGUD COM PRIVATE LIMITED PLOT NO 131 AND 132 DOOR NO 6 CHIDAMBARAM NAGAR SHOLINGANALLUR CHENNAI - 600119	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM 30, VENKATA STREET AB HOUSE MANNADY CHENNAI - 600001
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3. Total liabilities as on 31-10-2025 :Rs. 2,50,06,818.75 (Rupees Two Crores fifty lakhs six thousand eight hundred eighteen and seventy five Paise only) with further interest and Other incidental charges thereon incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)
- (b) Details of Auction service provider: **Baanknet (M/s PSB Alliance Pvt. Ltd)**
- (c) Date & Time of Auction : 10.12.2025 (Time 11.30 a.m. to 12.30 p.m.)
- (d) Portal of E-Auction : <https://baanknet.com>
5. Reserve Price : **Rs. 56,49,000/-** (Rupees Fifty six lakhs forty nine thousand Only)

OTHER TERMS AND CONDITIONS

- a) 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.
- b) The property can be inspected, with Prior Appointment with Authorized Officer, on 05-12-2025 between 11.00 a.m. to 1.00 p.m.
- 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) 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 on or before 09.12.2025 till 5.00 PM.
- e) 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 M/s Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051 Email:support.baanknet@psballiance.com/support.baanknet@procure247.com).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.12.2025 till 5.00 p.m., to Canara Bank, Chennai Teynampet Branch, 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.

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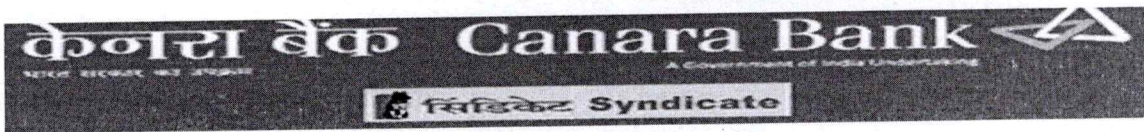
PH: 9843548544/9498346053, EMAIL:cb0416@canarabank.com

- iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://baanknet.com> get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/6354910172/ 8291220220/ 9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).
- 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. 1,00,000 /- 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 favour 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50 (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.
- 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 Canara Bank, Chennai Teynampet Branch who, as a facilitating center, shall make necessary arrangements.

For further details contact, Canara Bank, Teynampet Branch (Ph.: 9843548544/9498346053)
E-mail: cb0416@canarabank.com or the service provider M/s 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



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successfully.

Place: Chennai
Date: 06.11.2025


AUTHORISED OFFICER
CANARA BANK