

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 symbolic possession of which has been taken by the Authorised Officer of **Chavakkad Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **31-05-2024** for recovery of **Rs. 30,48,760.49 (Rupees Thirty Lakh Forty Eight Thousand Seven Hundred Sixty and Paisa Forty Nine only)** as on 22-04-2024 plus further interest along with suit expenses and other charges due to the **Chavakkad Branch of Canara Bank** from **Sri.Abhishek(applicant) and Sri.Ajaykumar K K(Guarantor)**

The reserve price for Property will be **Rs.14 Lakhs (Rupees Forteen Lakhs only)** and the Earnest Money Deposit (EMD) will be **Rs.1.40 Lakhs (Rupees One Lakh Forty Thousand only)**.

The Earnest Money Deposit shall be deposited on or before **29-05-2024**

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

There are no known encumbrances to the bank.

Residential Studio Apartment No. 1D with door number XIX/501/4 having super built up area of 38.20Sq Meter including right to use common areas and facilities in the said building on the first floor of the multi-storied residential apartment complex named ‘Ambalath Ayesha Homes’ constructed on the land having an extent of 0.11 ares in Sy No. 139/17-5, 3.58 ares in Sy No. 139/17-3 and 2.43 ares in Sy No. 139/17-6 in Guruvayur Village, Chavakkad Taluk, Kottappady Sub District, Thrissur district along with 2.61% undivided share of the said land in the name of **Sri.Abhishek, S/o Ajayakumar** and bounded :

As per Sale Deed No. 410/2021,SRO Kottappady:

East : Municipal Road

North :Private Road

West : Property of Afsal and Others

South : Property of BabuMajeed

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Manager, Canara Bank Chavakkad Branch, Ph. No 0487 2507903, 8281991408 during office hours on any working day.

The earlier sale Notice dated 27-09-2023 hereby stands withdrawn.

Date: 23-04-2024

Place: Chavakkad

Authorised Officer

Canara Bank

Canara Bank, Chavakkad Branch First Floor, Kammu’s Arcade
Enamavu RoadChavakkad , Thrissur District - 680506, PHONE : 0487 2507903, 8281991408

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-04-2024

Name and Address of the Secured Creditor	Canara Bank Chavakkad Branch First Floor, Kammu's Arcade Enamavu Road Chavakkad, Thrissur District - 680506
Name and Address of the Borrower(s)/	Sri.Abhishek Rainbowcatering and Hospitality LLC C R No 1255491,P O Box 89 Postal Code 131 Sultanate of Oman & S/oAjayakumar Kareparambill House, SreekrishnaNivasThamarayoor P O, Thrissur 680 505 Sri.Ajaykumar K K S/O Kannappan Kareparambil House,Kandanassery Thrissur, Kerala 680102
Total liabilities	Rs. 30,48,760.49 (Rupees Thirty Lakh Forty Eight Thousand Seven Hundred Sixty and Paise Forty Nine only) as on 22-04-2024 plus further interest along with suit expenses and other charges
Mode of Auction	E- auction
Details of Auction service provider	M/s E-procurement Technologies Ltd (Auction Tiger),A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515,Email id:kerala@auctiontiger.net.
Date & Time of Auction	31-05-2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)

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Place of Auction Canara Bank Chavakkad ,
First floor Kammu's Arcade
Enamavu Road
Chavakkad , Thrissur District - 680506

Reserve Price **Rs.14 Lakhs (Rupees Forteen Lakhs only)**

OTHER TERMS AND CONDITIONS:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://canarabank.auctiontiger.net>. 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 Authorised Officer,
- 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 by way of Demand draft in favour of Authorized Officer, Canara Bank, Chavakkad Branch on or before **29-05-2024**.
- 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29-05-2024**, 5.00 PM, to Canara Bank, Chavakkad branch by hand or by email.
 - i) Demand Draft/Pay order towards EMD amount.
 - 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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- iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://canarabank.auctiontiger.net> 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- 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.25,000/- .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. 50.00 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 Canara Bank Regional Office, Thrissur or Canara Bank Chavakkad branch who, as a facilitating centre, shall make necessary arrangements.

- o) For further details contact Manager, Canara Bank, Chavakkad Branch (Ph. No 0487 2507903, 8281991408 E-mail ID: cb1989@canarabank.com or the service provider M/s e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net. Web site: <https://canarabank.auctiontiger.net>

Place: Chavakkad
Date: 23-04-2024

Authorised Officer
Canara Bank