

1.4

ANNEXURE - 14
CANARA BANK
COVERING LETTER TO SALE NOTICE

Date: 04.02.2025

To

| | | |
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| M/s Hotel Spice Garden Near Margiri Hospital Bharananganam, Kottayam- 686578 | Anie Joseph Tharapel (H), Poovarani PO Vilakkumadam, Kottayam- 686577 | Manoj Sebastian Tharapel (H), Poovarani PO Vilakkumadam, Kottayam- 686577 |
|---|--|--|

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, I on behalf of **Canara Bank, Pala II branch** have 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 **Pala II 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 thereunder, 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,

कुल कनरा बक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.]

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 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 Borrower (s), Guarantor (s) and Legal Heir(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **Pala II Branch** of the **Canara Bank**.will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.02.2025**, for recovery of **Rs 61,75,787.72/- (Rupees Sixty one Seventy five thousand seven hundred and eighty seven and seventy two lakhs)** as on **03.02.2025** plus interest, legal expenses and cost due to **Pala II Branch** of Canara Bank from **1)Anie Joseph 2)Manoj Sebastian 3)M/s Hotel Spice Garden**

The reserve price will be **Rs 23,27,000/- (Rupees twenty three lakhs twenty seven thousand only)** and the earnest money deposit will be **Rs 2,32,700/- (Rupees Two lakhs thirty two thousand seven hundred only)**. The Earnest Money Deposit shall be deposited on or before **25.02.2025, 1.00pm**.

Details and full description of the immovable property

Property having an extent **10.34 ares in Sy No 188/6-1-1**, Block no 36 Bharananganam Village Meenachil Taluk, Kottayam owned by **Mrs. Annie Joseph**

Boundaries:-

On the North: Property of Kaithakkottil Family

On the South: Property of Puthoor Family

On the East : Private Road

On the West : Stream & Property of Kaithakottil Family

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or 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) or may contact may contact **The Manager, Canara Bank, Pala II**, Ph. No. 0482-2200580, 9496004359 during office hours on any working day.

Date: 04.02.2025

Place: Pala

कुले केमरा बक
For CANARA BANK
प्राधकृत अधिकारी Authorized Officer
Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.02.2025

| | | |
|-----|---|---|
| 1 | Name and Address of the Secured Creditor | Canara Bank, Pala II |
| 2 | Name and Address of the Borrower(s)/ Guarantor(s)/Legal Heir(s) | M/s Hotel Spice Garden Near Margiri Hospital Bharananganam, Kottayam-686578 Anie Joseph Tharapel (H), Vellapadu Kottayam-686575 Manoj Sebastian Tharapel (H), Poovarani PO Vilakkumadam, Kottayam-68657 |
| 3 | Total liabilities as on 03.02.2025 | Rs 61,75,787.72/- (Rupees Sixty one Seventy five thousand seven hundred and eighty seven and seventy two lakhs) |
| 4 | (a) Mode of Auction | E-Auction |
| (b) | Details of Auction service provider | 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) |
| (c) | Date & Time of Auction | 25.02.2025 2Pm to 4 PM |
| (d) | Place of Auction | Online |
| 5 | Reserve Price | Rs 23,27,000/- (Rupees twenty three lakhs twenty seven thousand only) |

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/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in "e" below).
- b) Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://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 **25.02.2025 up to 1.00pm.**
- d) The property/ies will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- e) 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

- f) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- g) 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 PSB Alliance Ltd (baanknet). Email:-support.baanknet@psballiance.com
- h) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 25.02.2025 up to 1.00pm, to Canara Bank,Pala IIBranch** 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.
- i) The intending bidders should register their names at portal <http://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 Ltd (baanknet), e-mail address:support.baanknet@psballiance.com.**
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 10000**(The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of **Rs. 10000** as incremental value). 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.
- l) 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 - **15days** 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.
- m) For sale proceeds of Rs. 50,00,000/- (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.**
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

- o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Canara Bank Pala II Branch** who, as a facilitating centre, shall make necessary arrangements.
- q) For further details, contact **The Senior Manager, Canara Bank, Pala II Branch, Kottayam** (Ph. No. 0482-2200580, 9496004359, e-mail id cb14359@canarabank.com) or **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)

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:Pala
Date:04.02.2025

कृत कनरा बैंक
For CANARA BANK

प्राधकृत अधिकारी Authorised Officer

Authorised Officer
Canara Bank