

Property 2

All that part and parcel of property to a total extent of 8.09 Ares of land along with residential building therein comprised in Re. Sy No 228/6-1, in TP No.5248/11 in Manakkad Village, Thodupuzha Taluk, Thodupuzha Sub- District, Idukki District owned by Mr Biju Jacob.

Bounded:

North : Property of Valayil

South : property of Iype Vallamattom

East : Property of Jomon S/o Chacko

West : Arikuzha Road

There are no known encumbrances on the above property as per the knowledge of the bank.

- For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or service provider M/s E-Procurement Technologies Ltd(Auction tiger). E-mail address: support@auctiontiger.net and IBA website (<https://www.ibapi.in>) or may contact The Chief Manager, Canara Bank, Thodupuzha Town Branch , Ph. No. 9495004650 during office hours on any working day.

കുതേ കേസര ബാങ്ക്
For CANARA BANK

Authorised Officer
പ്രാധക്ത കേസര ബാങ്ക് Authorised Officer

Place: Thodupuzha

Date: 30.05.2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 30.05.2024

1.	Name and Address of the Secured Creditor	:	Thodupuzha Town Branch of the Canara Bank, Prakash Buildings, Opp to P.W.D. Rest house, Thodupuzha- 685584, Idukki District.
2	Name and Address of the Borrower(s)	:	<p>2. BIJU JACOB VALAYIL KOLADY VAZHITHALA THODUPUZHA 685583</p> <p>3. JOSE MATHEW OLIYIL HOUSE VAZHITHALA THODUPUZHA - 685583</p> <p>4. DIVYA BIJU W/O BIJU JACOB VALAYIL HOUSE</p>

			KOLADY, VAZHITHALA P.O THODUPUZHA -685583
3	Property in the name of	:	Mr. BIJU JACOB
4	Total liabilities as on 31.03.2024	:	Rs. 2,12,40,715.51/- (Rupees Two Crores Twelve Lakhs Forty Thousand Seven Hundred Fifteen and Paise Fifty One only)
5	a) Mode of Auction		E Auction
	b) Details of Auction service provider	:	M/s e-Procurement Technologies Ltd (Auction Tiger). E-mail id: support@auctiontiger.net
	c) Date & Time of Auction	:	21.06.2024 Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.
	d) Place of Auction	:	Online
	e) Reserve Price	:	Property 1) will be Rs. 58,70,000 (Rupees Fifty Eight Lakhs Seventy Thousand Only) Property 2) will be Rs 57,88,000/- (Rupees Fifty Seven Lakhs Eighty Eight Thousand Only)
6	Last Date for receipt of Tender Documents (Online/ Offline)		19.06.2024 till 4.00 PM
7	Address in which the tender document to be submitted		Thodupuzha Town Branch of the Canara Bank, Prakash Buildings, Opp to P.W.D. Rest house, Thodupuzha- 685584, Idukki District.
8	Earnest Money Deposit (EMD) and last date of receipt of EMD		Property 1) Rs.5,87,000/- (Rupees Five Lakhs Eighty Seven Thousand Only) 19.06.2024 till 4.00 PM Property 2) Rs 5,78,800/- (Rupees Five Lakhs Seventy Eight Thousand Eighty Hundred Only) 19.06.2024 till 4.00 PM

9. 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 www.canarabank.auctiontiger.net. 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 19.06.2024 upto 4pm.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favor of Authorized Officer, Canara Bank, Thodupuzha Town Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Thodupuzha Town Branch, A/c No 209272434 IFSC Code: CNRB0014650 on or before 19.06.2024 upto 4pm.
- f) 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), Mr. Praveen Kumar Thevar, Mobile : 09722778828, Email :praveen.thevar@auctiontiger.net.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 19.06.2024 upto 4pm, to Canara Bank, Thodupuzha Town 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.
 - iv) Bidder's A/c details for online refund of EMD.
- h) 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). Contact no:919722778828, e-mail address: support@auctiontiger.net & Praveen.thevar@auctiontiger.net
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs10000.00. 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.
- k) 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.
- l) 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) 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 Thodupuzha Town branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact Chief Manager, Canara Bank, Thodupuzha Town Branch (Ph. No 9495004650) e-mail id cb14650@canarabank.com OR the service provider M/s e-Procurement Technologies Ltd (Auction Tiger) Contact no: 919722778828, e-mail address: support@auctiontiger.net & Praveen.thevar@auctiontiger.net.

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: Thodupuzha
Date: 30.05.2024

प्राध्वत अधिकारी Authorised Officer
Canara Bank
Authorised Officer