



SAIBABA COLONY(1239)

#108/109, NSR Road, Saibaba Colony, Sanganur, COIMBATORE- 641011. . Ph No 9489043529

Ref:3243/BIJU /SN AUG 28/2024-25/VD

Date: 25/07/2024

To

<p>1)Sri Biju K John, S/o John K L, 807A, (16/808), Kottaparambil House, 2 Nelikunnu, East Fort Post, Thrissur – 680005.</p> <p>Also residing at Flat No BH3 3rd Floor, B Block, “SAIDHAAN ENCLAVE” Kovaipudur, Coimbatore 641 042.</p>	<p>2)Sri Bindu, W/o Biju K John, 807A, (16/808), Kottaparambil House, 2 Nelikunnu, East Fort Post, Thrissur – 680005.</p> <p>Also residing at Flat No BH3 3rd Floor, B Block, “SAIDHAAN ENCLAVE” Kovaipudur, Coimbatore 641 042.</p>
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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, **COIMBATORE SAIBABA COLONY** 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 **COIMBATORE SAIBABA COLONY** 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 there under, 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,

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE



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E-AUCTION NOTICE

**SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION)
UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s.Antares Systems Limited, Bangalore through the website www.bankeauctionwizard.com

1. Name and Address of the Secured Creditor:

**CANARA BANK
SAIBABA COLONY,
#108/109, NSR Road,
Saibaba Colony, Sangapur,
COIMBATORE- 641011.**

2. Name and Address of the Borrower/s and Guarantor/s:

1)Sri Biju K John, S/o John K L, 807A, (16/808), Kottaparambil House, 2 Nelikunnu, East Fort Post, Thrissur – 680005. Also residing at Flat No BH3 3 rd Floor, B Block, “SAIDHAAN ENCLAVE” Kovaiapur, Coimbatore 641 042.	2)Sri Bindu, W/o Biju K John, 807A, (16/808), Kottaparambil House, 2 Nelikunnu, East Fort Post, Thrissur – 680005. Also residing at Flat No BH3 3 rd Floor, B Block, “SAIDHAAN ENCLAVE” Kovaiapur, Coimbatore 641 042.
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3. Total liabilities as on 06/07/2024: Rs.68,33,997.24(Rupees Sixty eight Lakhs Thirty Three Thousand Nine Hundred and Ninety Seven and Twenty Four Paise only)+ interest & charges etc

4. Last Date & Time for receipt of tender documents: 23/08/2024 ; upto 5.00pm

5. Address in which the tender document to be submitted:

**CANARA BANK
SAIBABA COLONY,
#108/109, NSR Road,
Saibaba Colony, Sangapur,
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6. (a) **Date & Time of e- auction:28/08/2024** Time 11.30 am to 12.30 pm(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) **Portal of e- auction:** www.bankeauctionwizard.com

7. Details of Property/ies:

Name of the Property owner : Mr. Biju K John

In Coimbatore registration district, Madukkarai Sub-registration district, Coimbatore South Taluk, Madukkarai village in G.S.NO.1004/2, an extent of 332.25 sq.ft Undivided share of land with 752.06sq.ft (plinth area) of flat (LPA proceedings Na.Ka. No.981/2013/LPA1 and TA NO.169 AAE/2013 dated 15.7.2013, by The Asst. Director of Directorate of Town and Country Planning Department, Chennai vide order no. NAKA No.7257/2013/PA1 and by the Executive Secretary of Madukkarai Special Grade Panchayath vide order no. 196/2013/A2 dated 22.7.2013) standing thereon in G S No 1004/2B, bounded on the

North of- the land in FS No.1004/2A and remaining portion of GS No.1004/2B of the vendor

South of the land in GS No.997.

East of OSR and Road in GS No.1004/2B surrendered by the land Owner to the Madukkarai Panchayath and remaining portion of GS No.1004/2B of the Land Owner.

West of- the land in GS No.1004/3A

Measuring

East West on the North 55.99 meters

East west on the south 59.68 meters

North south on the East 46.20 meters

North south on the West 44.76 meters

And the property ad measuring an extent of 66.31 cents of land together with right to use the road. The land admeasuring 332.25 sq.ft of UDS together with 752.06 sq.ft (plinth area) of flat bearing no.BH3 in 3rd Floor, B Block, SAIDHAAN ENCLAVE", Kovaipudur, Coimbatore 641042 with all fittings and electricity service connection, its security deposit and ll appurtenances attached thereto. The property includes improvements already made and to be made from time to time. The property is situated within the limits of Madukkarai Special Grade Panchayat. The property belongs to Sri. Biju K John S/o Sri John K L covered under Registered Sale deed dated 14.01.2016 registered as document number 336/2016.

8.Reserve Price & EMD:

RESERVE PRICE : Rs.25.65Lakhs

EMD: Rs.2.57Lakhs

EMD & last date of deposit of EMD: 10% OF RESERVE PRICE & **23/08/2024 upto 5.00 pm.**

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 and as is what is"** basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.



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b. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.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, Gandhipuram Branch on **23/08/2024** between **10.00 am to 5.00 pm**.

d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

e. Intending bidders please contact the service provider M/s.Antares Systems Limited, Bangalore. Mr.Gunaseelan M, Contact No-9731967722, email id:gunaseelan.m@antaressystems.com, Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider.

f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23/08/2024 upto 5.00 PM, to Canara Bank, **SAIBABA COLONY, COIMBATORE** by hand or by email.

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) 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.
- (3) Bidders Name. Contact No. Address, E Mail Id.
- (4) Bidder's A/c details for online refund of EMD.

g. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara Bank, SAIBABA COLONY BRANCH, Coimbatore**. OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **The Authorised Officer, COIMBATORE SAIBAB COLONY(1239), THADAGAM ROAD, SAIBABA COLONY,COIMBATORE** A/c No: **209272434**; IFSC Code:**CNRB0001239** on or before **23/08/2024 upto 5.00 pm**.

g. The intending bidders should register their names at portal Web: www.bankeauctionwizard.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.Antares Systems Limited, Bangalore, Mr Gunaseelan M, Contact No-9731967722, email id: gunaseelan.m@antaressystems.com.

h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. 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. 50,000. The bidder who submits the highest bid (not below 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



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price within the period stated above, 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. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m. 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 SAIBABA COLONY BRANCH who as a facilitating centre shall make necessary arrangements.

n. For further details **contact : The Manager, Canara Bank SAIBABA COLONY BRANCH** (9442203678)e-mail id : cb1239@canarabank.com; or the service provider M/s.Antares Systems Limited, Bangalore. Mr.Gunaseelan M, Contact No-9731967722, email id:gunaseelan.m@antaressystems.com.

o. For sale proceeds of Rs. 50,00,000/- (Rupees Fifty lacs) and above, the successful bidder will have to remit TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

p. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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: COIMBATORE
Date: 25/07/2024

**AUTHORISED OFFICER
CANARA BANK**