

## SALE NOTICE

### E-AUCTION 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 public in general and in particular to the borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on “As is Where is”, “As is What is” and “Whatever there is” on **15.12.2023** for Recovery of **Rs. 30,95,58,599.42 (Rupees Thirty Crore Ninty Five Lakhs Fifty Eight Thousand Five Hundred Ninty Nine and Paise Forty Two Only)** Plus further interest thereon from **06.10.2023** along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from **M/s De Paul High Range Trust** represented by its Secretary cum Treasurer **Rev. Dr. Jose Aikara** and Guarantors, **Rev. Dr. Jose Aikara, Shri. Joseph Mathew, Shri. P M Kurian** and **Dr. Tony P Mathew**.

#### Details and full description of the immovable property.

1. All that part and parcel of Property consisting of **235.75 Ares of land in Re.Sy.Nos.174/8, 175/3, 175/6, 175/11, 175/2, 175/12, 175/13, 175/11 & 540/1 of Thankamani Village, Udumbanchola Taluk, Idukki District** with buildings and other works standing in the name of **M/s De Paul High Range Trust**.

Extend	Resurvey No.	Thandaper No. & Block No	Boundaries
40.50 Ares	174/8	4479-43	East - Chennamkunel & Kalariplakal Compounds. West - Anjilimoottil Compound. South - Road. North - Own Property.
14.40 Ares	175/3	4826A-43	
22.00Ares	175/6	4826A-43	
16.40 Ares	175/11	4826A-43	
25.40 Ares	175/2	4826A-43	
16.40 Ares	175/12	4826A-43	
14.00 Ares	175/13	4826A-43	
70.05 Ares	175/11	4859A-43	East - Land of Manuel Shyamala. West - Land of Sasi Nadappurakkal. South - Land of Urumpickal Family. North - Amalagiri-Mikekavala Panchayat Road.
16.60 Ares	540/1	4859A-43	

2. All that part and parcel of Property consisting of **591.83 Ares of land in Sy.Nos.182/1, 182/2, 182/3, 176/5, 176/6, 176/9, 174/7, 530/7, 550/3, 550/4, 550/1, 551/15, 551/16 and 551/3 of Thankamani Village, Udumbanchola Taluk, Idukki District** with buildings and other works standing in the name of **M/s De Paul High Range Trust**.

ए आर एम शाखा / ARM Branch 2<sup>nd</sup> FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com

PH:0484-2353072,2353071

Extend	Resurvey No.	Thandaper No. & Block No.	Deed No.	Boundaries
17.90Ares 41.20 Ares 38.20 Ares	182/1 182/2 182/3	4789A-43 4925A-43	2354/13 202/13	East- Kunnel compound & land in Sy.Nos.176/5,6,9 West-Kalapparambil compound South-Public Road North-Vavolil compound
20.00Ares 41.25 Ares 61.25 Ares	176/5 176/6 176/9	4479A-43	5127/12 5128/12	East-Own property West-Land in survey no.181/1,2,3 North-Land of Outhakutty Thattarady South- Kunnel compound
36.10 Ares	174/7	4479A-43	1502/13	East-Own compound West- Own compound North-Land of Kallepulumkal South- Own compound
37.30 Ares	530/7	4479A-43	412/13	East-Mud Road West- Land of Kanjiravila Family North-Land of Chooravelil Family South- Land of Kuttickal Family
12.00 Ares 12.15 Ares	550/3 550/4	4813A-43	5235/12	East-Own compound West- Own compound North- Own compound South- Own compound
156.60 Ares	550/1	4479A-43	3357/12	East-Own compound; land of surendran Alumparappel West- Own compound North- Public Road South- Own property in Sy.Nos.551/3,15,16
60.70 Ares 33.98 Ares 23.20 Ares	551/15 551/16 551/3	4853A-43 4479A-43 4479A-43	4662/12 1565/13 5077/12	East-Kurumannil compound West- Own compound North-Own property in Survey No.550/1 South- Kurumannil compound

For Detailed terms and conditions of the sale please refer the link “ E-Auction” provided in Canara Bank Website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARM Branch, Ernakulam, mail id : [cb2875@canarabank.com](mailto:cb2875@canarabank.com), Ph: 8281991413, 0484 2353071, 2353072.

**Date: 30.10.2023**  
**Place: Ernakulam**

**Authorized Officer**  
**CANARA BANK**

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

1. Name and Address of the Secured Creditor: **Canara Bank ARM Branch, Ernakulum.**  
**2<sup>nd</sup> Floor, Canara Bank Building, Chittoor Road,**  
**Ernakulam South - 682016**
2. Name and Address of the Borrowers /Guarantors:
  - 1) **M/s De Paul High Range Trust**  
**represented by its Secretary cum**  
**Treasurer Rev. Dr. Jose Aikara,**  
**Pushpagiri, M K Padi Post, Kattappana,**  
**Idukki District- 685609.**
  - 2) **Rev. Dr. Jose Aikara**  
**S/o A S Abraham,**  
**Secretary cum Treasurer - De Paul High**  
**Range Trust.**  
**Aikkara House,Chennad Post,**  
**Poonjar,Kottayam District - 686582.**
  - 3) **Prof. Joseph Mathew**  
**S/o Joseph Kaleekaparambil**  
**Trustee and President - De Paul High**  
**Range Trust**  
**TMC 3/1669, Aswathy, Thejus Avenue,**  
**Cheroor Road, Thrissur District -**  
**680008.**
  - 4) **Mr P.M. Kurian**  
**S/o P.T Mathai**  
**Trustee - De Paul High Range Trust**  
**Puzhayamkandathil House**  
**Kadaplamattom Post,**  
**Kidangoor,Kottayam District – 686571.**
  - 5) **Dr.Tony P Mathew**  
**S/o Mathew, Plathottathil House**  
**Melampara, Bharananganam Post,**  
**Kottayam District – 686578.**
3. Total liabilities as on **05.10.2023** : **Rs. 30,95,58,599.42 (Rupees Thirty Crore Ninty Five Lakhs Fifty Eight Thousand Five Hundred Ninty Nine and Paise Forty Two Only)**
4. (a) **Mode of Auction** : **Online**

- (b) Details of Auction Service Provider: M/s Canbank Computer Services Ltd.  
No.218, J P Royale, Ist Floor,Sampige Road,  
Malleswaram Bengaluru 560003.  
Contact no:91 9480691777/918553643144),  
e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- (c) Date & Time of e-auction : **15.12.2023** between **11.30 AM and 12.30 PM** (With unlimited extension of 5 minutes duration each till sale is concluded)
- (d) Portal of E Auction : [www.indianbankseauction.com](http://www.indianbankseauction.com)
5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **13.12.2023 till 5.00 PM.**
6. Address in which the tender document to be submitted: **Canara Bank ARM Branch, Ernakulam. 2<sup>nd</sup> Floor, Canara Bank Building Chittoor Road, Ernakulam South Ernakulam – 682016.**
7. Reserve Price :**Rs.1365.00 Lakhs (Rupees Thirteen Crores Sixty Five Lakhs Only)**
8. Earnest Money Deposit (EMD) :**Rs.136.50 Lakhs (Rupees One Crore Thirty Six Lakhs Fifty Thousand Only) on or before 13.12.2023.**

### **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

- The property will be sold in “as is where is and as is what is” basis including encumbrances, if any.
- 'Auction / bidding shall be only through “Online Electronic Bidding” through the website [www.indianbankseauction.com](http://www.indianbankseauction.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM.
- The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.
- 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 Canbank Computer Services Ltd., No.218, J P Royale,I st Floor,Sampige Road,Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)**.The bidders shall approach the said service provider for obtaining digital signature(If not holding a valid digital signature).

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- f. The intending bidders should register their names at portal [www.indianbankseauction.com](http://www.indianbankseauction.com) and get their User ID and password free of cost. Prospective bidder may avail online training on e-
- g. auction from the service provider M/s Canbank Computer Services Ltd., No.218, J P Royale,I st Floor,Sampige Road,Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal** (Contact no. Cell : +91 9832952602/9480691777), e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- h. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Ernakulum OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, ARM Branch Ernakulam, A/c No. 209272434 IFSC code: CNRB0002875 on or before 13.12.2023 upto 5.00 pm.**
- i. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **13.12.2023 upto 5.00 PM**, to Canara Bank, ARM Branch, Ernakulum by hand or by email.
  - a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - b. 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.
  - c. Bidders Name. Contact No. Address, E Mail Id.
  - d. Bidder's A/c details for online refund of EMD.
- j. 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.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,00,000.00**. 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.
- 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 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.*
- n. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as

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applicable shall be borne by the successful bidder only.

- o.** Authorized 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 internet but interested in participating the E-Auction, they can approach concerned Circle Office or ARM Branch Ernakulam who, as a facilitating centre, shall make necessary arrangements.

For further details ARM Branch Ernakulam (Ph. No. 0484 - 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id [cb2875@canarabank.com](mailto:cb2875@canarabank.com) OR M/s Canbank Computer Services Ltd., No.218, J P Royale,I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal** (Contact no. Cell - +91 9832952602/9480691777) Email id:[eauction@ccsl.co.in](mailto:eauction@ccsl.co.in). Website: [www.indianbankseauction.com](http://www.indianbankseauction.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: Ernakulam

**Date: 30.10.2023**

**AUTHORISED OFFICER**

**CANARA BANK**

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