



COVERING LETTER TO SALE NOTICE

Ref:: 748/SARF/SALE NOTICE/GA/2024-2025

Date : 25.07.2024

To, .

1. GAFFAR M K,
MOYILOTH KANDIYIL HOUSE,
MAYYANUR (PO),
VADAKARA-673542
2. AMEERA GAFFAR,
W/O GAFFAR M K,
MOYILOTH KANDIYIL
HOUSE,
MAYYANUR (PO),
VADAKARA-673542

Dear Sir/ Madam,

Sub: Notice under S.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of **Canara Bank, Villiapally (DP CD: 748)** 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 **Canara Bank, Villiapally (DP CD: 748)**.

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,

Authorised Officer**Authorised Officer,
Regional Office
CANARA BANK
Kozhikode**

Enclosure – Sale Notice



केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

HO: BENGALURU

BRANCH: VILLIAPALLY (DP CD: 0748)

VP II 527, A B Main Road, Villiapally- 673542

cb0748@canarabank.com, Ph: 04962535288 | 9400194580

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.07.2024

1.	Name and Address of the Secured Creditor	Canara Bank, VILLIAPALLY Branch VP II 527, A B Main Road, Villiapally- 673542
2.	Name and Address of the Borrowers /Guarantors	1. GAFFAR M K, MOYILOTH KANDIYIL HOUSE, MAYYANUR (PO), VADAKARA-673542 2. AMEERA GAFFAR, W/O GAFFAR M K, MOYILOTH KANDIYIL HOUSE, MAYYANUR (PO), VADAKARA-673542
3.	Total liabilities as on Date	Rs. 47,71,726.24/- (Rupees Fourty Seven lakhs Seventy One thousand Seven Hundered and Twenty Six & Paise Two Four Only) as on 24.07.2024 and further interest and other charges including legal expenses
4.	Description of the Property	All part and parcel of property consists of 10.215 Ares (8.07 Are(19.94 Cents) + 1.68 Ares (4.15 Cents)+0.465 Ares(1.15 cents)) land with residential building in Re Sy No.213/2/Sy No. 89/2 in Villiapally Amsom, Mayyanur Desom in Vatakara Taluk,Villiapally Sub-District in Kozhikode District owned by Gafar Moyiloth Kandi. Boundaries as per title deed Item No. 1 - 8.07 Ares 1st Tak Bounded: On the North by : Thannil Sesham vere all Kaivasamulla sthalam On the South by : A pattikayile Sthalam On the East by : Thannil Sesham vere all Kaivasamulla sthalam On the West by : Thannil Sesham vere all Kaivasamulla sthalam





2nd Tak

Bounded:

On the North by : Thannil Sesham vere
all Kaivasamulla sthalam

On the South by : A pattikayile Sthalam

On the East by : Ithile Onnaam Thakk

On the West by : Ithile moonnam
Thakk

3rd Tak

Bounded:

On the North by : Thannil Sesham vere
all Kaivasamulla sthalam

On the South by : A pattikayile Sthalam

On the East by : Ithile randaam Thakk

On the West by : Ithile nalaam Thakk

4th Tak

Bounded:

On the North by : Thannil Sesham vere
all Kaivasamulla sthalam

On the South by : A pattikayile Sthalam

On the East by : Ithile nalaam Thakk

On the West by : Panchayath Road

5th Tak

Bounded:

On the North by : Thannil Sesham vere
all Kaivasamulla sthalam

On the South by : A pattikayile Sthalam

On the East by : Ithile moonnam
Thakk

On the West by : Ithile anjaam Thakk

Item No: 2 -1.68 Ares

Bounded:

On the North by : 2aam numberkaran
Kaivasamulla sthalam

On the South by : 1aam numberkaran
Kaivasamulla sthalam

On the East by : 1aam numberkaran
Kaivasamulla sthalam

On the West by : 1aam numberkaran
Kaivasamulla

Item No:3- 0.465 ares





		<p>Bounded: On the North by : 2aam number numberkaran Kaivasamulla sthalam On the South by : 4aam number numberkaran Kaivasamulla sthalam On the East by : 3aam numberkaran Kaivasamulla sthalam On the West by : Panchayath Road</p> <p>Boundaries as per the Location Sketch - Property to the extent of 10.215 Ares (Item No 1+Item No 2 +Item No 3)</p> <p>North: Land and house of Basheer South : Vacant Land of Jabbar East : Vacant Land West : Panchayath road and land and house of Jabbar</p>
(a) Mode of Auction		E-auction (Online)
(b) Details of Auction Service Provider		<p>M/s e-Procurement Technologies Ltd (Auction Tiger)</p> <p>Address: B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat India</p> <p>Contact Number: 9722778828 D:079-68136891</p> <p>Email-Id: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net</p>
(c) Date & Time of e-auction		29.08.2024 between 10.30 AM to 11.30 AM (With unlimited extension of 5 minutes duration each till sale is concluded)
(d) Portal of E Auction		https://canarabank.auctiontiger.net
4. Reserve Price		Rs. 64,74,000(Rupees Sixty Four Lakhs Seventy Four Thousand Only)
5. Earnest Money Deposit (EMD)		Rs. 6,47,400.00(Rupees Six Lakhs Forty Seven Thousand Four Hundred Only)
6. Last Date for receipt of EMD		On or before 23.08.2024 till 5.00 PM

Other Terms and Conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, on any working day from 10 AM to 4 PM.



- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **CANARA BANK, VILLIAPALLY BRANCH** OR shall be deposited through RTGS/NEFT/Fund Transfer to **209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB0000748** on or before **23.08.2024 till 5.00 PM.**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.08.2024, 5 PM, to CANARA BANK, VILLIAPALLY BRANCH** by hand or by email.
 - Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- .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.
- 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), B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India. **Mr. PraveenkumarThevar, Contact Number: Mob: 9722778828/ 9265562818/ 9265562821 D:079-68136842/ 6837/ 6875) Email id: praveen.thevar@auctiontiger.net & support@auctiontiger.net.** The bidders shall approach the said service provider for obtaining digital signature(If not holding a valid digital signature)
- 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), B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India. **Mr. Praveenkumar Thevar, Contact Number: Mob: 9722778828/ 9265562818/ 9265562821 D:079-68136842/ 6837/ 6875) Email id: praveen.thevar@auctiontiger.net & support@auctiontiger.net**
- 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.
- 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.
- ***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.***
- All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable

shall be borne by the successful bidder only.

- Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach **Kozhikode Regional Office** or **Canara Bank, VILLIAPALLY Branch** who, as a facilitating centre, shall make necessary arrangements.
- For further details **Canara Bank, VILLIAPALLY Branch**, (Ph.: Ph: 4962535288 | 9400194580) may be contacted during office hours on any working day, e-mail id cb0748@canarabank.com OR M/s e-Procurement Technologies Ltd (Auction Tiger), B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India. **Mr. PraveenkumarThevar**, Contact Number: Mob: 9722778828/ 9265562818/ 9265562821 D:079-68136842/ 6837/ 6875) Email id: praveen.thevar@auctiontiger.net & support@auctiontiger.net , Website: <https://canarabank.auctiontiger.net>

PLACE: VILLIAPALLY

DATE: 25.07.2024


Authorized Officer
Canara Bank
Regional Office
Kozhikode
AUCTION OFFICER
CANARA BANK



