





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

1. Name and Address of the Secured Creditor: **Mattancherry Branch**, Post Box No. 125 Bazaar Road Mattancherry S.O Kochi 682002, Ph:0484 2226321 8281991414, email: cb0707@canarabank.com
2. Name and Address of the Borrowers /Guarantors: (1) **Mr Joseph Rajesh S/o Enasi 27/510 Muttoor House, Holly Cross Nagar, Nazareth, Mattancherry-682002** and (2) **Mrs Philomina W/o Joseph Rajesh 27/510 Moottoor House, Holy Cross Nagar, Nazareth Mattancherry – 682002.**
3. Total liabilities: **Rs. 7,16,469.35 /-(Rupees Seven Lakhs Sixteen Thousand Four Hundred and Sixty Nine and Paise Thirty Five only)** as on 01/02/2024 plus interest, costs, expenses, legal charges and other charges thereon.
4. (a) **Mode of Auction : Online**  
(b) Details of Auction Service Provider: **M/s Canbank Computer Services Ltd., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003**  
**Contact no: 080 -23469665,**  
**91 9832952602/9480691777),**  
**e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)**  
(c) Date & Time of E-auction: **28.03.2024** between 11.30 AM and 12.30PM (With unlimited extension of 5 minutes duration each till sale is concluded)  
(d) Portal of E Auction : [www.indianbankseaauction.com](http://www.indianbankseaauction.com)
5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **26.03.2024 till 5.00 PM**
6. Address in which the tender document to be submitted: **Mattancherry Branch**, Post Box No. 125 Bazaar Road Mattancherry S.O Kochi 682002, Ph:0484 2226321 8281991414, email:cb0707@canarabank.com
7. Reserve Price : **Rs. 20,83,000 /- (Rupees Twenty Lakhs Eighty Three Thousand only).**
8. Earnest Money/Deposit (EMD) : **Rs. 2,08,300/- (Rupees Two lakhs Eight Thousand Three Hundred only).**
9. Last date of receipt of EMD : **26.03.2024**

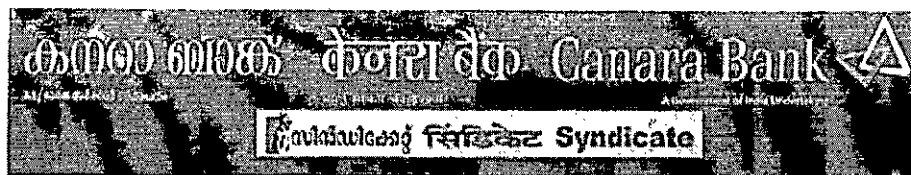
**OTHER TERMS AND CONDITIONS**

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.

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- b. 'Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseuction.com](http://www.indianbankseuction.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 Authorized Officer, on any working day between 3 PM and 5.00 PM.
- d. 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.
- e. 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. 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). The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f. The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.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 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).**
- 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, Regional Office-I, Ernakulam OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, Mattancherry Branch Ernakulam, Account number: 209272434, IFSC code: CNRB0000707** on or before **26.03.2024 upto 5.00 pm**.
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.03.2024 up to 5.00 PM**, to Canara Bank, Mattancherry Branch Ernakulam 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.
- i. 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.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 25,000/- (Rupees Twenty Five Thousand only)**. 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 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.
- l. **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.**

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- m. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- n. Authorized 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 internet but interested in participating the E-Auction, they can approach Canara Bank Regional Office Ernakulam 1, TD Road or Mattancherry Branch who, as a facilitating center, shall make necessary arrangements.
- p. For further details Canara Bank (Mattancherry Branch, Ernakulam) (Ph. No. 8281991414) may be contacted during office hours on any working day, e-mail id: cb0707@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, Website: 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: 06.03.2024

केनरा बैंक  
For Canara Bank  
  
Authorized Officer  
Canara Bank / Authorised Officer

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