

**CANARA BANK**

**(A GOVERNMENT OF INDIA UNDERTAKING)**

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Thodupuzha Town Branch of the Canara Bank, Prakash Buildings, Opp to P.W.D. Rest house, Thodupuzha- 685584, Idukki District will be sold on "As is where is", "As is what is", and " Whatever there is" on 21.06.2024, for recovery of Rs. 68,22,187.64/- ( Rupees Sixty Eight Lakhs Twenty Two Thousand One Hundred Eighty Seven and Paise Sixty Four Only ) as on 31.03.2024 plus further interest and costs due to the Thodupuzha Town (14650) Branch of the Canara Bank, from 1) **Mr JOSE SEBASTIAN**, S/o Devassia, 7/379, Kunninu, Kavana, Vazhakulam, Ernakulam, Kerala – 686670, 2) **Mrs MARIAKUTTY SEBASTIAN** W/o Devassia, 7/379, Kunninu, Kavana, Vazhakulam, Ernakulam, Kerala – 686670

Property 1

The reserve price for the property will be **Rs. 42,20,000/- (Rupees Forty Two Lakhs Twenty Thousand only)** and the earnest money deposit will be **Rs. 4,22,000/- (Rupees Four Lakhs Twenty Two Thousand only)** . The Earnest Money Deposit shall be deposited on or before 19.06.2024 at 4 pm.

Property 2

The reserve price for the property will be **Rs. 39,70,000/- (Rupees Thirty Nine Lakhs Seventy Thousand only)** and the earnest money deposit will be **Rs. 3,97,000/- (Rupees Three Lakhs Ninety Seven Thousand only)**

Details and full description of the immovable property with known encumbrances, if any:

**Property 1**

All that part and parcel of property to an extent of 17.09 Ares of land comprised in Sy. No. 409/6/2 (described in Settlement Deed No.1330/2018) and 17.08 Ares of land comprised in Sy. No.409/6-2-2 (described in Settlement Deed No.1331/2018) – total extent of 34.17 Ares in Kavana Kara, Muvattupuzha Village, Muvattupuzha Taluk , Ernakulam District in the name of Mr. Jose Sebastian S/o Devasia

Bounded: (As per Location Sketch No.458/2021 issued by Village Officer, Muvattupuzha))

North : Properties of Sebastian Thadathil & Kumar  
 South : Property of Jose Vallimadathil  
 East : Private Road & Property of Kunninu Family  
 West : Properties of Thadathil family

**Property 2**

All that part and parcel of property to a total extent of 26.71 Ares of land along with building comprised in Sy. No. 409/9/2 of Kavana Kara, Muvattupuzha Village, Muvattupuzha Taluk , Ernakulam District in the name of Mr. Jose Sebastian S/o Devasia

Bounded: (As per Settlement Deed No.1395/2018 dt 31.03.2018)

North : Private Road  
 South : Puzha  
 East : Property of Shaji Thadathil  
 West : Property of Jose Sebastian

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](http://www.canarabank.com)) or service provider M/s E-Procurement Technologies Ltd(Auction tiger). E-mail address: [support@auctiontiger.net](mailto: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.

കൂടെ കേന്ദ്ര ബैंक  
 For CANARA BANK

Authorised Officer  
 प्राधिकृत अधिकारी Authorised Officer  
 CANARA BANK

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)	:	1) Mr JOSE SEBASTIAN S/o Devassia 7/379, Kunninu, Kavana Vazhakulam Ernakulam, Kerala – 686670

			<b>2) Mrs MARIAKUTTY SEBASTIAN W/o Devassia 7/379, Kunninu, Kavana Vazhakulam Ernakulam, Kerala - 686670</b>
3	Property in the name of	:	<b>Mr. Jose Sebastian</b>
4	Total liabilities as on 31.03.2024	:	<b>Rs. 68,22,187.64/- ( Rupees Sixty Eight Lakhs Twenty Two Thousand One Hundred Eighty Seven and Paise Sixty Four Only )</b>
5	a) Mode of Auction		<b>E Auction</b>
	b) Details of Auction service provider	:	<b>M/s e-Procurement Technologies Ltd (Auction Tiger). E-mail id: <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a></b>
	c)Date & Time of Auction	:	<b>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.</b>
	d)Place of Auction	:	<b>Online</b>
	e)Reserve Price	:	<b>Property 1 Rs. 42,20,000/- (Rupees Forty Two Lakhs Twenty Thousand only) Property 2 Rs. 39,70,000/- (Rupees Thirty Nine Lakhs Seventy Thousand only)</b>
6	Last Date for receipt of Tender Documents ( <b>Online/ Offline</b> )		<b>19.06.2024 till 4.00 PM</b>
7	Address in which the tender document to be submitted		<b>Thodupuzha Town Branch of the Canara Bank, Prakash Buildings, Opp to P.W.D. Rest house, Thodupuzha- 685584, Idukki District.</b>
8	Earnest Money Deposit (EMD) and last date of receipt of EMD		<b>Property 1 Rs. 4,22,000/- (Rupees Four Lakhs Twenty Two Thousand only) 19.06.2024 till 4.00 PM</b>

	Property 2 Rs. 3,97,000/- (Rupees Three Lakhs Ninety Seven Thousand only) 19.06.2024 till 4.00 PM
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**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](http://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](mailto:support@auctiontiger.net) & [Praveen.thevar@auctiontiger.net](mailto: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 multiplies 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](mailto:cb14650@canarabank.com)**

OR the service provider M/s e-Procurement Technologies Ltd (Auction Tiger) Contact no: 919722778828, e-mail address: [support@auctiontiger.net](mailto:support@auctiontiger.net) & [Praveen.thevar@auctiontiger.net](mailto: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

കൂടെ കേന്ദ്ര ബैंक  
For CANARA BANK

പ്രാധകൃത അധികാരി Authorised Officer

Canara Bank  
Authorised Officer