



COVERING LETTER TO SALE NOTICE

Ref:: 4417/SARF/SALE NOTICE/KLY/2024-2025

Date :25.07.2024

To, .

1. KOMALAVALLY M,
W/O RAJAKUMARAN NAIR,
MARIVEETIL KIZHAKKOTH (PO),
KOZHIKODE,
KERALA -673572
2. ANANDKRISHNAN NEROTH,
S/O RAJKUMAR NEROTH,
MARIVEETIL KIZHAKKOTH (PO),
KOZHIKODE,
KERALA -673572

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.

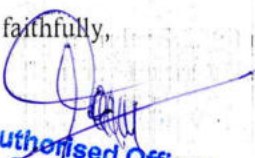
As you are aware, I, on behalf of **Canara Bank, Koduvally (DP CD: 4417)** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to **Canara Bank, Koduvally (DP CD: 4417)**.

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
Canara Bank
Regional Office
Kozhikode

Enclosure – Sale Notice



केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

HO: BENGALURU

BRANCH: KODUVALLY (DP CD: 3487), KP 3/1156 B, Calicut Wayanad Road,
Koduvally Cb3487@canarabank.com, Ph:0495 2211800, 9847783358)

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 provision to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.06.2024

1.	Name and Address of the Secured Creditor	Canara Bank, KODUVALLY Branch
2.	Name and Address of the Borrowers /Guarantors	1. KOMALAVALLY M, W/O RAJAKUMARAN NAIR, MARIVEETIL KIZHAKKOTH (PO), KOZHIKODE, KERALA-INDIA-673572 2. ANANDKRISHNAN NEROTH,S/O RAJKUMAR NEROTH, MARIVEETIL KIZHAKKOTH (PO), KOZHIKODE, KERALA-INDIA-673572
3.	Total liabilities as on Date	Rs 9,67,773.98 (Rupees Nine Lakhs Sixty Seven Thousand Seven Hundered and Seventy Three and Paise Nine Eight Only) as on 24.07.2024 Plus further interest and other charges including legal expenses
4.	Description of the Property	All part and parcel of property measuring 04.96 Ares (12.25 Cents) of Land & Residential building in Old Sy No. 70/1, Kizhakkoth Village, Pannur Desom, Thamarassery Taluk, Kozhikode Dist of in the name of Mrs. Komalavally bounded as follows: Boundaries as per Location Sketch South : Property gifted to janky Amma East: Property in the possession of Gopalan Kutty Nair West: Property in the possession of Ratnavally W/o Sudhakaran North: Panchayath road



केनरा बैंक

Canara Bank



Financial Syndicate

		Boundaries as per Title Deed West: Property gifted to janky Amma East: Property in the possession of Sudhakaran North : Panchayath road South : Property in the possession of Sudhakaran
	(a) Mode of Auction	E-auction (Online)
	(b) Details of Auction Service Provider	M/s e-Procurement Technologies Ltd (Auction Tiger) Address: B-704, Wall Street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat India Contact Number: 9722778828 D:079-68136891 Email-Id: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net
	(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 36,20,000.00/- (Rupees Thirty Six Lakhs Twenty Thousand Only)
5.	Earnest Money Deposit (EMD)	Rs 3,62,000.00 /- (Rupees Three Lakhs Sixty Two Thousand Only)
6.	Last Date for receipt of EMD	On or before 23.08.2024 till 4.00 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

- 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 <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.

Internal



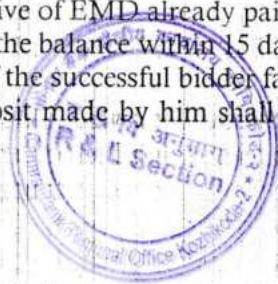
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Canara Bank



सिंडिकेट Syndicate

- 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. 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)
- f. 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. PraveenkumarThevar, Contact Number: Mob: 9722778828/ 9265562818/ 9265562821 D:079-68136842/ 6837/ 6875) Email id: praveen.thevar@auctiontiger.net & support@auctiontiger.net**
- 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, KODUVALLY Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to **209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB0003487** on or before **23.08.2024 till 4 P M.**
- h. 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 4.00 PM, to Canara Bank, Koduvally 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.
- 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. 10,000/- for item no 1 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. 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.
- 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 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 **Kozhikode Regional Office** or **Canara Bank, koduvally Branch** who, as a facilitating centre, shall make necessary arrangements.

For further details **Canara Bank, KODUVALLY Branch** (PHONE No 8547858973 | may be contacted during office hours on any working day, e-mail id cb0732@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. Praveenkumar Thevar**, 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>

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: KODUVALLY
DATE: 25.07.2024


Authorised Officer
AUTHORISED OFFICER
Canara Bank
Regional Office
Kozhikode

