

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 Physical 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” basis on **23.08.2024** for Recovery of **Rs.7,88,81,000.98/- (Rupees Seven Crores Eighty Eight Lakhs Eighty One Thousand and Paise Ninety Eight Only)** Plus further interest thereon from 01.03.2024 along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from borrowers M/s KRIPA CASHEW represented by its Proprietor Mr. Sudharman and Guarantors Omana and Late Sulaja(Represented by the legal heirs Mr.Sudharman,Ms.Ammu Sudharman & Ms.Archana Sudharman)

Details and full description of the immovable property

1. All that part and parcel of 08.27 Ares of land comprising of Re Sy No. 378/2-5 & 378/2 Odanavattom village, Kottarakkara ,Kollam District with residential building thereon Owned by late Mrs.Sulaja with boundaries

Schedule 1 as below:

Boundaries:

East :Property of Sarasijakshan
West: Property of Sulaja R
South: Property of Kamalasanan
North: Property of Mani Mohanan

Schedule 2: as below:

Boundaries:

East : Property of Prabhakaran
West: Property of Sundaesan
South: Property of Kamalasanan
North: Property of Valiyapana Sahadevan

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CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH
എറണാകുളം / Ernakulam – 682016 Email:cb2875@canarabank.com
PH:0484-2353072,2353071

2. All that part and parcel of vacant land(4.05 Ares) in Sy No 84/5-4 along with 1.21 Ares in Re Sy No:84/13/3 at Velinallur village, Kottarakkara Taluk, Kollam District Owned by Mr.Sudharman as below :

Boundaries:

East : Property of Rajendran

West: Private Road

South: Property of Rajan

North: Private Road

3. All that part and parcel of Land (24.00 Ares) Re Sy No 370/10 Velinalloor village, Kottarakkara, Kollam District with Factory Building thereon Owned by Mr.Sudharman as below :

Boundaries:

East : Property of Dileep

West: Property of Surendran Pillai & Lalitha

South: Path way towards Dileep & Surendran Pillai Property

North: Property of Surendarn Pillai & Dileep

4. All that part and parcel of Land (4.60 Ares) in Re Sy No:33/21-4 & 33/28 of Odanavattom Village, Kollam District with Residential Building thereon in the name of Smt.Omana as below :

Boundaries:

East : Property of Yohannan

West: Property of Johnson

South: PWD Road

North: Property of Johnson

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

Date: 25.07.2024

Place: Ernakulam


Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor:

Canara Bank ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road,Ernakulam South-682016

2.Name and Address of the Borrowers /Guarantors:

1. M/s.KRIPA CASHEW

Represented by Prop.Sudharman

Kariganoor (P.O)

Thanimoodu

Thiruvanthapuram-695123

2.Mr.SUDHARMAN(Proprietor)

Puthenvila Veedu

Odanavattom(P.O)

Velliyam

Kottarakkara

Kollam-691540

3.Mrs.OMANA(Guarantor)

W/o Mohanan

Mukaluvila Vadakkathil

Odanavattom

Kottarakkara

Kollam-691512

4.Mr.BIJU C(Guarantor)

Nitin Villa

Thamanakudy

Klayapuram,Kollam-691560

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5.Miss.AMMU(D/o Late Smt.Sulaja,Guarantor)

Represented by Mr.Sudharman

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

6.Miss.ARCHANA(D/o Late Smt.Sulaja,Guarantor)

Represented by Mr.Sudharman

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

7.Mr.SUDHARMAN

(Legal Heir of Mrs.Sulaja)

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

8.Miss.AMMU

(Legal Heir of Mrs.Sulaja)

Represented by Mr.Sudharman

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

9.Miss.ARCHANA

(Legal Heir of Mrs.Sulaja)

Represented by Mr.Sudharman

Puthenvila Veedu

Odanavattom(P.O)

Velliyam

Kottarakkara

Kollam-691540

3. Total liabilities as on **29.02.2024** : **Rs.7,88,81,000.98/- (Rupees Seven Crores Eighty Eight Lakhs Eighty One Thousand and Paise Ninety Eight Only)** Plus further interest thereon from 01.03.2024 along with suit expenses and other legal charges

4 (a) Mode of Auction : **Online**

(b) Details of Auction Service Provider:

M/s PSB Alliance (Ebkray)

Helpdesk No.: 8291220220

E mail: support.ebkray@psballiance.com

Website: <https://ebkray.in/>

(c) Date & Time of e-auction: 23.08.2024 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 : <https://ebkray.in/>

5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **21.08.2024 till 5.00 PM**

6. Address in which the tender document to To be submitted : **Canara Bank ARM Branch, Ernakulam.
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016**

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7. Reserve Price : **Item 1. Rs.10.00 Lakhs (Rupees Ten Lakhs only)**
Item 2. Rs.14.00 Lakhs (Rupees Fourteen Lakhs only)
Item 3. Rs.34.00 Lakhs (Rupees Thirty Four Lakhs only)
Item 4. Rs.38.00 Lakhs (Rupees Thirty Eight Lakhs only)
8. Earnest Money Deposit (EMD) : **Item 1. Rs. 1.00 lakh (Rupees One Lakh only) on or before 21.08.2024**
and last date of receipt of EMD **Item 2. Rs.1.40 lakhs (Rupees One Lakh Fourty Thousand only) on or before 21.08.2024**
Item 3. Rs.3.40 Lakhs (Rupees Three Lakhs Fourty Thousand only) on or before 21.08.2024
Item 4. Rs.3.80 Lakhs (Rupees Three Lakhs Eighty Thousand only) on or before 21.08.2024

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 and 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 <https://ebkray.in/>. 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 19.08.2024 between 10.00 AM 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 **M/s PSB Alliance (Ebkray), Helpdesk No. 8291220220, Email: support.ebkray@psballiance.com**. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f. Intending bidders should register their names at portal <https://ebkray.in/> 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 PSB Alliance (Ebkray), Helpdesk No. 8291220220, Email: support.ebkray@psballiance.com**.
- 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, ARM Branch, Ernakulam OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, **ARM Branch Ernakulam, 209272434 IFSCcode: CNRB0002875 on or before 21.08.2024 up to 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 **21.08.2024 up to 5.00 PM**, to Canara Bank, ARM Branch, Ernakulam 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 **Item 1 & 2.Rs.25000, Item 3 & 4. Rs.50000**. 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 Lakhs 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.**
- 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 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 OR M/s PSB Alliance (Ebkray), Helpdesk No. 8291220220, Email: support.ebkgray@psballiance.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: 25.07.2024


**AUTHORISED OFFICER
CANARA BANK**

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