



COVERING LETTER TO SALE NOTICE

Ref:: 0839/2024-2025/LB

Date: 06.07.2024

To, .

1. M/s LIFE BAY MANAGING

PARTNER: JASMIN ABDUSALAM,
13/118A , A1 A2 T E LAL TOWER,
ERANHIPALAM, KOZHIKODE-673009

2. JASMIN ABDUSALAM

VELLAYOL HOUSE,
MOOZHICKAL,
CHELAVOOR,
KOZHIKODE-673571

3. BISMITAH JASMIN UBAIDU,

C/O SHIHAD,
VYSIAMVEETIL,
KIZHAKKETHIL PALAYUR,
GURUVAYUR VILLAGE,
CHAVAKKAD P O,
THRISSUR, KERALA, 680506

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, Vellimadukunnu** (DP CD:0839) have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4)



Internal



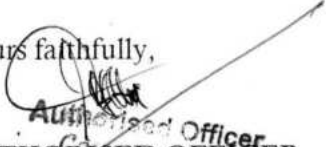
of the subject Act in connection with outstanding dues payable by you to **Canara Bank, Vellimadukunnu (DP CD:0839)**.

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,
CANARA BANK
Regional Office
Kozhikode

Enclosure – Sale Notice





HO: BENGALURU
BRANCH: CALICUT VELLIMADAKUNNU
Pookkot Alancery Building, No. 52 A/33, Marrykunnu Post, P.B.No. 1703,
Vellimadakunnu, Kozhikode- 673012
cb0839@canarabank.com, Ph: 0495 2731075 | 8547859276

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.

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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of CALICUT VELLIMADAKUNNU Branch (DPCD: 839) of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.08.2024 for recovery of Rs 44,01,917.92/- (Rupees Forty Four Lakhs One Thousand Nine Hundred and Seventeen & Paise 92 Only) as on 06.07.2024 and further interest and other charges including legal expenses due to the CALICUT VELLIMADAKUNNU Branch of Canara Bank from Borrowers

1. M/s LIFE BAY MANAGING PARTNER: JASMIN ABDUSALAM,13/118A , A1 A2 T E LAL TOWER, ERANHIPALAM, KOZHICODE-673009
2. JASMIN ABDUSALAM VELLAYOL HOUSE,MOOZHICKAL,CHELAVOOR, KOZHICODE-673571
3. BISMITAH JASMIN UBAIDU,C/O SHIHAD, VYSIAMVEETIL, KIZHAKKETHIL PALAYUR, GURUVAYUR VILLAGE, CHAVAKKAD P O, THRISSUR, KERALA, 680506

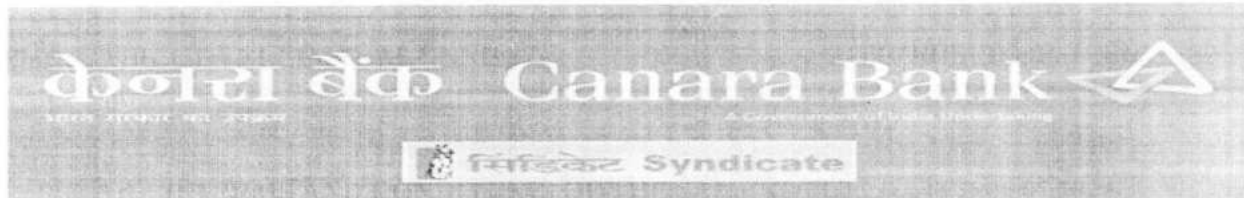
Details and full description of the immovable property with known encumbrances, if any.

All part and parcel of properties to the extent of 5.356 Ares (item one measuring 4.39 Ares in RS No 79/112(Thandapper Survey No 79/136) and item two measuring 0.966 Ares in RS No 79/111(Thandapper Survey No 79/111)) along with residential building at of Chelavoor Amsom,Chelavoor Village, Kozhikode Taluk, cheyayur Sub District and Kozhikode District in the name of Smt Jasmin Abdul Salam

<u>Boundaries as per Title deed 403/2021</u>	<u>Boundaries as per Location Sketch</u>
<u>Item No 1 (4.39 Ares)</u> East : Annya kaivasam North: Eathile 2 Am Number Sthalam West- Theerukodutha Sthalavum Annya Kaivasam South Oode Nirath Cooperation	<u>North -Nisar Vaka</u> <u>South - Road</u> <u>East - Majid Vaka</u> <u>West - Munir Sidig Vaka</u>



Internal



The reserve price for the property will be **Rs74,00,000 /- (Rupees Seventy Four Lakhs Only)** and the **Earnest Money Deposit will be Rs.7,40,000/- (Rupees Seven lakhs Forty Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **23.08.2024 at 5 pm**.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or service provider M/s e-Procurement Technologies Ltd (Auction Tiger), e-mail address: support@auctiontiger.net and IBA website (<https://www.ibapi.in>) or may contact The **Chief Manager, Canara Bank, CALICUT VELLIMADAKUNNU Branch**, (Ph. No. 0495 2731075) during office hours on any working day

Authorised Officer
Canara Bank
Regional Office
Kozhikode
AUTHORISED OFFICER
CANARA BANK

Place: CALICUT VELLIMADAKUNNU
Date: 06.07.2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.07.2024

1.	Name and Address of the Secured Creditor	Canara Bank, CALICUT VELLIMADAKUNNU Branch
2.	Name and Address of the Borrowers /Guarantors	<p>1. M/s LIFE BAY MANAGING PARTNER: JASMIN ABDUSALAM,13/118A , A1 A2 T E LAL TOWER, ERANHIPALAM, KOZHIKODE-673009</p> <p>2. JASMIN ABDUSALAM VELLAYOL HOUSE,MOOZHICKAL,CHELAVOOR, KOZHIKODE-673571</p> <p>3. BISMITAH JASMIN UBAIDU,C/O SHIHAD, VYSIAMVEETIL, KIZHAKKETHIL PALAYUR, GURUVAYUR VILLAGE, CHAVAKKAD P O, THRISSUR, KERALA, 680506</p>
3.	Total liabilities as on Date	Rs 44,01,917.92/- (Rupees Forty Four Lakhs One Thousand Nine Hundred and Seventeen & Paise 92 Only) as on 06.07.2024 and further interest and other charges including legal expenses
	(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>

Internal



केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

		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.74,00,000 /- (Rupees Seventy Four Lakhs Only)
5.	Earnest Money Deposit (EMD)	Rs.7,40,000/- (Rupees Seven Lakhs Four Thousand 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 Authorized 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, CALICUT VELLIMADAKUNNU BRANCH** OR shall be deposited through RTGS/NEFT/Fund Transfer to **209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB0000839** on or before **23.08.2024 5 P M.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- for item no 1&2 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. PraveenkumarThevar, Contact Number: Mob: 9722778828/ 9265562818/ 9265562821 D:079-68136842/ 6837/ 6875) Email id: praveen.thevar@auctiontiger.net & support@auctiontiger.net.**

Internal



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सिंडिकेट Syndicate

- 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 **CALICUT VELLIMADAKUNNU Branch** who, as a facilitating centre, shall make necessary arrangements.
- For further details **CALICUT VELLIMADAKUNNU Branch** (Ph. No. 04952731075/ 8547859276) may be contacted during office hours on any working day, e-mail id cb0839@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 Email id: eauction@ccsl.co.in , 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: CALICUT VELLIMADAKUNNU
DATE : 06.07.2024

Authorized Officer
Canara Bank
Regional Office
Kozhikode

Internal

