



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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Irinjalakuda Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.05.2024** for recovery of **Rs.45,83,310.09 (Rs. Forty Five Lakhs Eighty Three Thousand Three Hundred Ten and paisa Nine only)** as on 06.05.2024 plus further interest along with suit expenses and other legal charges due to the Irinjalakuda Branch of Canara Bank from **Sri. Mani Saravanan(Borrower and Mortgagor) and Smt. Rathnam Viswambaran, (Guarantor and PA Holder of Sri. Mani Saravanan)**

The reserve price for item no.I will be **Rs. 32.00 Lakhs (Rupees Thirty Two Lakhs only)** and the earnest money deposit (EMD) will be **Rs.3.20 Lakhs (Rupees Three Lakhs Twenty Thousand only).**

The Earnest Money Deposit shall be deposited on or before **28.05.2024.**

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

There are no known encumbrances to the bank.

Item No.I

An apartment marked as No.1G (Irinjalakuda Municipality No.IV/212, A-6, New No.XXV/455-A6) having super built up area of 1040 sq.ft with two bed rooms, Hall, Kitchen, Toilet, Balcony and other improvements in the ground floor of the Paradise Manikyam Apartment building with 2.056% undivided share in 14.06 ares of paramba as two items consisting of 9.61ares in Sy.No 67/2, and 4.45 ares in Sy. No 68/1 along with the right to use common areas,ie. Stair case, lift , verandah and car parking situated in Irinjalakuda Village, IrinjalakudaDesom, Mukundapuram Taluk in the name of **Sri. Mani Saravanan , S/O Mani** and bounded by:

(As per sale deed: 612/2018,Irinjalakuda SRO)

East By: Property of Swapna, W/O ChirayathSubash

North By: Property of ChirayathMohanan

West By: Municipal Road

South By:Properties of Sreeraman and Rajagopal

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Chief Manager, Irinjalakuda Branch, Canara Bank, Ph. No. 0480-2821295, 2825888, 8281991430 during office hours on any working day.

Date: 07.05.2024

Place: Irinjalakuda

Authorised Officer

Canara Bank

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इरिंजालक्कुड़ाशाखा

कृष्णाबिल्डिंग,डाकबैगसं. 7, मेनरोड

ठाणाजंक्शनकेपास,इरिंजालक्कुड़ा Near Tana Junction, Irinjalakkuda

तृश्शूर- 680 121

Irinjalakkuda Branch

Krishna building,P B No 7, / Main Road,

Thrissur - 680 121

+91 480-2825888

:cb0807@canarabank.com

[Web : www.canarabank.com](http://www.canarabank.com)



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.05.2024

Name and Address of the Secured Creditor	Canara Bank, Irinjalakuda Branch Krishna Building, Tana Junction Thrissur- 680121
Name and Address of the Borrower(s)/ Guarantor(s)	Sri. Mani Saravanan S/O Mani No.1557, IIIrd stage, Austin Town, BDA Flats Vivek Nagar, Bangalore South, Bangalore-560047 & Golden Nest General Trading LLC Post Box No.128263 Dubai,UAE Smt. Rathnam Viswambaran W/o Viswambaran Alakkal House Thanissery P O, Kizhuthani Thrissur-680618
Total liabilities	: Rs.45,83,310.09 (Rs. Fourty Five Lakhs Eighty Three Thousand Three Hundred Ten and paisa Nine only) as on 06.05.2024 plus further interest along with suit expenses and other legal charges
Mode of Auction	: E- auction
Details of Auction service provider	M/s E-procurement Technologies Ltd (Auction Tiger) ,A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat- 380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079- 61200520/079-61200515,email id:kerala@auctiontiger.net.
Date & Time of Auction	30.05.2024 , between 11.00 AM and 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)
Place of Auction	Canara Bank, Irinjalakuda Branch, Krishna Building,Tana Junction, Irinjalakuda Thrissur- 680121
Reserve Price	Rs. 32.00 Lakhs (Rupees Thirty Two Lakhs Only)

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इरिंजालक्कुड़ाशाखा कृष्णाबिल्डिंग,डाकबैगसं. 7, मेनरोड ठाणाजंक्शनकेपास,इरिंजालक्कुड़ा तृश्शूर- 680 121	Irinjalakkuda Branch Krishna building,P B No 7, / Main Road, Near Tana Junction, Irinjalakkuda Thrissur - 680 121	+91 480-2825888 ✉ : cb0807@canarabank.com Web : www.canarabank.com
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OTHER TERMS AND CONDITIONS:

- a) 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.
- b) The property can be inspected, with Prior Appointment with Authorised Officer,
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Irinjalakuda Branch on or before **28.05.2024**
- 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) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28.05.2024, 5.00 PM, to Canara Bank, Irinjalakuda branch by hand or by email.
- i) Demand Draft towards EMD amount.
- 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.
- g) 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) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.25, 000/- .The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be

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declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

- j) 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.
- k) For sale proceeds of Rs. 50,00,000/-lakhs(Rupees Fifty lakhs only) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Regional Office, Thrissur or Canara Bank Irinjalakuda branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Irinjalakuda Branch (Ph. No 0480-2825888,2821295, 8281991430) e-mail id cb0807@canarabank.com OR the service provider provider M/s e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net. Web site: <https://canarabank.auctiontiger.net>

Place: Irinjalakuda
Date: 07.05.2024

Authorised Officer
Canara Bank, Irinjalakuda

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