

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/physical possession of which has been taken by the Authorised Officer of **Kottayam Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.06.2024**, for recovery of **Rs. 42,26,073.60/- (Rupees Forty Two lakhs twenty six thousand and seventy three and sixty paise Only)** due to the Kottayam Branch of Canara Bank from **Mr Neil John a/s Johnny, S/o Dr. P.J John, Palakkunnel, Karukachal P.O, Kottayam Dist -686540.**

The reserve price will be **Rs 1,17,04,000/- (Rupees One Crore Seventeen lakhs Four Thousand Only)** and the earnest money deposit will be **Rs 11,70,400/- (Rupees Eleven Lakh Seventy Thousand Four Hundred only)** The Earnest Money Deposit shall be deposited on or before **19.06.2024, 4 pm.**

Details and full description of the immovable property.

81.10 ares of land (12.50ares in Sy No 155/1-1, 57.40 ares in Sy No 155/2-2 and 11.20 ares in Sy No 155/3) in Karukachal Village, Changanacherry Taluk, Kottayam Dist in the name of Mr Neil John a/s Johnny with boundaries as under:

East: Properties of Sri. P.M Joseph, Sri. Joseph Mathew, Sri. Baby, Sri. Appachan and Smt. Leelamma George.

South: Karukachal - Kattuvetty Road.

West: Property of Sri. John, Smt. Sosamma Job and Smt. Thresiamma Job.

North: Property of Ms. Pankajakshiamma, Ms. Saraswathiamma, Sri. Narayanan Nair, Ms. Anjani and others

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 Chief Manager, Kottayam Branch, Canara Bank , Ph. No. 0481-2562421, 9495004350 during office hours on any working day.

Date: 30.05.2024

Place: Kottayam

कृते केनरा बैंक
For CANARA BANK

प्राधकृत अधिकारी Authorised Officer

Authorised Officer

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.05.2024

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| Name and Address of the Secured Creditor | Canara Bank, Kottayam Branch |
| Name and Address of the Borrower(s)/ Guarantor(s) | Mr Neil John a/s Johny S/o Dr. P.J John, Palakkunnel, Karukachal P O Kottayam District, Pin code: 686540 |
| Total liabilities as on 30.05.2024 | Rs. 42,26,073.60/- (Rupees Forty Two lakhs twenty six thousand and seventy three and sixty paise Only)) |
| Mode of Auction | E-Auction |
| Details of Auction service provider | M/s e-Procurement Technologies Ltd (Auction Tiger). E-mail id: support@auctiontiger.net |
| Date & Time of Auction | 21.06.2024 10AM to 2PM |
| Place of Auction | Online |
| Reserve Price | Rs. 1,17,04,000/- (Rupees One Crore Seventeen lakhs Four Thousand Only) |

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** . 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 2 PM.
- 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 favour of Authorized Officer, **Canara Bank, Kottayam Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Kottayam Branch, A/c No 209272434** IFSC Code: **CNRB0014350** on or before 19.06.2024 , 4 pm.
- 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, 4 pm** to **Canara Bank Kottayam 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 & 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 Rs 10000(The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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 Kottayam Branch who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact The Manager, Canara Bank Kottayam Branch (Ph. No: 0481 2562421, 9495004350 e-mail id cb14350@canarabank.com OR the service provider M/s e-Procurement Technologies Ltd (Auction Tiger) Contact no: 919722778828, e-mail address: support@auctiontiger.net & 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: Kottayam
Date: 30.05.2024

कृते केनरा बैंक
For CANARA BANK

प्राधकृत अधिकारी Authorised Officer
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