

ANNEXURE - 14
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: ROKTM/REC/SAR/14350/01/NL

Date: 04-01-2025

To,

2-12

Mr Neil John a/s Johny
S/o Dr. P.J John,
Palakkunnel,
Karukachal P O
Kottayam District,
Pin code: 686540

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, **Kottayam** branch 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 our **Kottayam** Branch of Canara Bank.

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,

कनरा बँक
For CANARA BANK

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.]

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

2/12

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 **24.01.2025**, for recovery of **Rs 42,96,151.43/- (Rupees Forty two lakhs ninety six thousand one hundred and fifty one and paisa forty three only)** as on **03.01.2025** plus interest, legal expenses and cost due to the Kottayam Branch of Canara Bank from **Mr Neil John a/s Johny, S/o Dr. P.J John, Palakkunnel, Karukachal P.O, Kottayam Dist -686540.**

The reserve price will be **Rs1,00,00,000/- (Rupees One Crore Only)** and the earnest money deposit will be **Rs10,00,000/- (Rupees Ten Lakhs only)** The Earnest Money Deposit shall be deposited on or before **24.01.2025, 1.00 pm.**

Details and full description of the immovable property.

81.10ares 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 Johny with boundaries as under:

East: Properties of P.M Joseph & Babychan, Thundiyl

South: Road & Property of Job John

West: Property of Job John, Palakunnel.

North: Property of Pankajakshiamma, Ayyappa seva sangham Aarattupaambu, Sreenikethan auditorium

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com/ support.baanknet@procure247.com) or may contact Chief Manager, Kottayam Branch, Canara Bank, Ph. No. 0481-2562421, 9495004350 during office hours on any working day.

Date: 04.01.2025

Place: Kottayam

कृते केनरा बँक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.01.2025

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 03.01.2025	Rs 42,96,151.43/- (Rupees Forty two lakhs ninety six thousand one hundred and fifty one and paisa forty three only)
Mode of Auction	E-Auction
Details of Auction service provider	The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/
Date & Time of Auction	24.01.2025 2.00PM to 4.00PM
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/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in "e" below).
- b) Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://baanknet.com/>. 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 **24.01.2025** up to 1.00pm.
- d) The property/ies will not be sold below 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 in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan
- f) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

- g) 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 Ltd (baanknet). Email:-support.baanknet@psballiance.com
- h) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24.01.2025 up to 1.00pm**, 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.
- i) The intending bidders should register their names at portal <http://baanknet.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 Ltd (baanknet)**. e-mail address:support.baanknet@psballiance.com.
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.
- 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, 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. 50,00,000/- (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.**
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

- o) Authorised 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 the internet but interested in participating the e-auction, they can approach concerned Circle office or **Canara Bank Kottayam Branch** who, as a facilitating centre, shall make necessary arrangements.
- q) For further details, contact **The Chief Manager, Canara Bank, Kottayam Branch, Kottayam** (Ph. No. Ph. No. 0481-2562421, 9495004350, e-mail id cb14350@canarabank.com) or The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.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:Kottayam
Date: 04.01.2025

कृते केनरा बंक
For CANARA BANK
प्राधिकृत अधिकारी
Authorised Officer

Authorised Officer
Canara Bank