

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 **Chettuva Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **28.02.2024** for recovery of **Rs 44,79,906.20 (Rupees Forty Four Lakhs Seventy Nine Thousand Nine hundred Six and Paiza Twenty only)** as on **17.01.2024** plus further interest along with suit expenses and other charges due to the **Chettuva Branch of Canara Bank** from **Sri. Ramakrishna Lal and Smt. Smitha**.

The reserve price for Property will be **Rs.53,25,000.00 (Rupees Fifty three Lakhs Twenty five Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs.532500.00 (Rupees Five Lakh Thirty two Thousand Five Hundred only)**.

The Earnest Money Deposit shall be deposited on or before **26.02.2024**

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

There are no known encumbrances to the bank.

All part and parcel of land having an extent of 14.83 cents with residential building in Sy. No 259/1 in Nattika Village, Chavakkad Taluk, Thrissur District owned by **Sri. Ramakrishna Lal** and bounded by: (as per title deed doc no 2051/1993 dated 15/10/1993)

East : Property belonging to Lakshmanan & Others

North : Road

West : Property belonging to S N trust

South : Property belonging to Geena and A K G colony.

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Manager, Canara Bank Chettuva Branch, Ph. No 0487 2290140, 8281998012 during office hours on any working day.

Date: 18-01-2024

Place: Chettuva

Authorised Officer

Canara Bank

Geethanjali Complex
Pokkulangara, Engandiyur P O
Thrissur District – 680 615

दूरभाष PHONE : 0487 2290140

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.01.2024

Name and Address of the Secured Creditor	Canara Bank Chettuva Branch Geethanjali Complex Pokkulangara, Engandiyur P O Thrissur District - 680615
Name and Address of the Borrower(s)/ Guarantor(s)	Sri. Ramakrishna Lal Karuppan House Nattika P.O, A K G Colony Road, Near S N College,Nattika, Thrissur 680566 Smt.Smitha Karuppan House Nattika P.O, A K G Colony Road, Near S N College,Nattika, Thrissur 680566
Total liabilities	Rs 44,79,906.20 (Rupees Forty Four Lakhs Seventy Nine Thousand Nine hundred and Six and Paise Twenty only) as on 17.01.2024 plus further interest along with suit expenses and other 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	28.02.2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)



Place of Auction

Canara Bank Chettuva Branch,
Geethanjali Complex
Pokkulangara, Engandiyur P O
Thrissur District - 680615

Reserve Price

53.25 Lakhs (Rupees Fifty Three Lakhs Twenty Five Thousand only)

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, Chettuva Branch on or before **26.02.2024**.
- 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 **26.02.2024**, 5.00 PM, to Canara Bank, Chettuva branch by hand or by email.
 - i) Demand Draft/Pay order 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 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 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 Canara Bank Regional Office, Thrissur or Canara Bank Chettuva branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Chettuva Branch (Ph. No 0487 2290140, 8281998012), E-mail ID: cb6602@canarabank.com or 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. Web site: <https://canarabank.auctiontiger.net>

Place: Chettuva
Date: 18.01.2024

Authorised Officer
Canara Bank