

## 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 physical possession of which has been taken by the **Authorised Officer of Kattakada-1 Branch of the Canara Bank.**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.03.2024** for recovery of **Rs.58,86,200.54 (Rupees Fifty Eight Lacs Eighty Six Thousand Two Hundred and Paise Fifty Four Only)** as on **13.02.2024** plus further interest and costs due to the Kattakada-I Branch of Canara Bank from 1) M/s R K Granites ,Priya Garden,MP 20/815 A ,Maranalloor,Koovalassery P O Thiruvananthapuram -695512 (Borrower) 2) Smt.Girija Raveendran, Rohini Nivas, Cheenivila Road, Pongumoodu, Maranalloor, Trivandrum-695512 (Borrower/Proprietor), 3) Mr.K.G. Ajayakumar, S/o Gopalakrishnan, Uthram Nilayam, Koorachalvila, Olippunada, Naruvamoodu PO, Trivandrum-695020 (Guarantor/Mortgagor), 4) Smt.Athira S , W/o Ajayakumar, Uthram Nilayam, Koorachalvila, Olippunada, Naruvamoodu PO, Trivandrum-695020 (Guarantor/Mortgagor), 5) Smt.Indira, W/o Gopalakrishnan, Ayaniyarthala , Koorachalvila, Naruvamoodu PO, Trivandrum-695020 (Guarantor/Mortgagor).

The reserve price of the property will be **Rs 73, 95,000.00 (Rupees Seventy Three Lacs Ninety Five Thousand Only)** and the earnest money deposit will be **Rs. 7, 39,500.00 (Rupees Seven Lacs Thirty Nine Thousand Five Hundred Only)**

The Earnest Money Deposit shall be deposited on or before **16.03.2024** at 5.00 pm.

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

**Item No:1:-** All that part and parcel of land and building measuring 6.88 ares at Re-Sy.no.305/10-1 of Pallichal Village, Neyyattinakra Taluk, Trivandrum district in the name of Sri. Ajaya Kumar & Smt. Indira.

**Item No:2:-** All that part and parcel of land and building measuring 2.82 ares at Re-Sy.no.305/10 of Pallichal Village, Neyyattinakra Taluk, Trivandrum district in the name of Sri. Ajaya Kumar & Smt. Athira.

**Boundaries as per Location Sketch:-**

	Boundaries :- <i>Item No:1:-</i>	Boundaries :- <i>Item No:2:-</i>
East	Property of Smt. Girija, Sri. Ajayakumar and Smt. Athira	Road
South	Property of Sri. Soman	Properties of Smt. Girija, Sri. Ajayakumar and Smt. Indira
West	Property of Sri. Surendran	Properties of Sri.Ajayakumar and Smt. Indira
North	Property of Sri.Ajayan	Nadavazhy

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, Canara Bank, **Kattakada-1 Branch** Ph. No 0471 2290855, 8281991375, 9538711768 during office hours on any working day.

**Date: 13.02.2024**

**Place: Trivandrum**



**Authorised Officer**  
**CANARA BANK**

നിക്ഷേപി സെക്ഷൻ കനാര ബാങ്ക്, നീജിയണൽ ഓഫീസ്-2, സെക്കൻഡ് ഫ്ലോർ കാർമൽ ടവേഴ്സ്, കോട്ടൺ ഹിൽ സ്കൂളിന് സമീപം വഴുതക്കാട്, തിരുവനന്തപുരം	വസൂലി അനുഭാഗ കനാര ബാങ്ക്, കേന്ദ്രീയ കാര്യാലയ 2- ഫ്ലീറ്റീയ ടൗർ, കാർമൽ ടൗർ, കോട്ടൺ ഹിൽ സ്കൂൾ ക്കെ സാമനേ, വഴുതക്കാട് തിരുവനന്തപുരം - 695 014	Recovery Section Canara Bank, Regional Office-2 II Floor, Carmel Towers, Opp. Cotton hill school, Vazhuthacaud Thiruvananthapuram - 695014	0471 2577996 ✉ : <a href="mailto:rotvm2rec@canarabank.com">rotvm2rec@canarabank.com</a> Web : <a href="http://www.canarabank.com">www.canarabank.com</a>
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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.02.2024**

1. Name and Address of the Secured Creditor: **Canara Bank, Kattakada-I**

2. Name and Address of the Borrower(s)/ Guarantor(s) :

- (1) **M/s R K Granites ,Priya Garden,MP 20/815 A ,Maranalloor,Koovalassery P O Thiruvananthapuram -695512 (Borrower).**
- (2) **Smt.Girija Raveendran, Rohini Nivas, Cheenivila Road, Pongumoodu, Maranalloor, Trivandrum-695512 (Borrower/Proprietor).**
- (3) **Mr.K.G. Ajayakumar, S/o Gopalakrishnan, Uthram Nilayam, Koorachalvila, Olippunada, Naruvamoodu PO, Trivandrum-695020 (Guarantor/Mortgagor)**
- (4) **Smt.Athira S , W/o Ajayakumar, Uthram Nilayam, Koorachalvila, Olippunada, Naruvamoodu PO, Trivandrum-695020 (Guarantor/Mortgagor)**
- (5) **Smt.Indira, W/o Gopalakrishnan, Ayaniyarthala , Koorachalvila, Naruvamoodu PO, Trivandrum-695020 (Guarantor/Mortgagor).**

3. Total liabilities as on 13.02.2024 :- **Rs.58,86,200.54 (Rupees Fifty Eight Lacs Eighty Six Thousand Two Hundred and Paise Fifty Four Only)** plus further interest from 13.02.2024 and cost thereon

4. (a) Mode of Auction : **online**

(b) Details of Auction service provider : **M/s CANBANK COMPUTER SERVICES LTD**  
**Contact No : 91 9480691777/ 8880531165/ 080-23469661/62/64/65**  
**e-mail address :eauction@ccsl.co.in**

(c) Date & Time of Auction: **20.03.2024 & between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)**

(d) Place of Auction: **<http://indianbankseauction.com>**

5. Reserve Price: **₹. Rs 73, 95,000.00 (Rupees Seventy Three Lacs Ninety Five Thousand Only)**

**6. Other terms and conditions:**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **<http://indianbankseauction.com>**. 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, on any working day between 10.00AM and 05.00PM.

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, Regional Office II Trivandrum OR shall be deposited through

വികസിത സെക്ഷൻ കനറാ ബാങ്ക്, നീളിയണൽ ഓഫീസ്-2, സെക്കൻഡ് ഫ്ലോർ കാർമൽ ടവേഴ്സ്, കോട്ടൺ ഹിൽ സ്കൂളിന് സമീപം വഴുതക്കാട്, തിരുവനന്തപുരം	वसुली अनुभाग केनरा बैंक, क्षेत्रीय कार्यालय-2 द्वितीय तल, कार्मल टवर्स, कोट्टन हिल स्कूल के सामने, वसुतक्काड तिरुवनंतपुरम - 695 014	Recovery Section Canara Bank, Regional Office-2 II Floor, Carmel Towers, Opp. Cotton hill school, Vazhuthacaud Thiruvananthapuram - 695014	☐ : 0471 2577996 ☐ : rotv2rec@canarabank.com Web : <a href="http://www.canarabank.com">www.canarabank.com</a>
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RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Kattakada-I Branch A/c No 209272946  
 IFSC Code: CNRB0003869 on or before 16.03.2024- 5.00 pm.

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 Canbank Computer Services Ltd, No. 218, J P Royale, 1st floor, Sampige road, Malleswaram. Contact No: 91 9480691777/8880531165/080- 3469661/62/64/65) e-mail address : [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 16 .03.2024, 5.00 PM, to Canara Bank, Kattakada-I,, by hand or by email.

1. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
2. 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.
3. Bidders Name. Contact No. Address, E Mail Id.
4. Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal <http://indianbankseauction.com> 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 Canbank Computer Services Ltd. No 218,J P Royale, 1 st floor,Sampige Road,Malleswaram,contact No:91 9480691777/8880531165/080-3469661/62/64/65 E mail address: [eauction@ccsl.co](mailto:eauction@ccsl.co).

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 10,000.00**. (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of **Rs. 10,000.00** 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.

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/- (Rupees Fifty lacs 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.

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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 concerned Regional office or **Kattakada-1** who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact **Canara Bank, Branch Kattakada-I, Ph. 0471 2290855, 8281991375, 9538711768** e-mail id [cb3869@canarabank.com](mailto:cb3869@canarabank.com) OR the service provider **M/s Canbank Computer Services Ltd**

### 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 : Trivandrum  
 Date : 13.02.2024

  
 Authorised Officer  
 Canara Bank



प्रधिकृत अधिकारी  
 AUTHORISED OFFICER  
 कनरा बैंक  
 CANARA BANK

റിക്വയറിന് സെക്ഷൻ കനരാ ബാങ്ക്, നീജിയണൽ ഓഫീസ്-2, സെക്കൻഡ് ഫ്ലോർ കാർമൽ ടവേഴ്സ്, കോട്ടൺ ഹിൽ സ്കൂളിന് സമീപം വഴുതക്കാട്, തിരുവനന്തപുരം	वसूली अनुभाग केनरा बैंक, क्षेत्रीय कार्यालय 2- द्वितीय तल, कार्मल टवर्स, कोट्टन हिल स्कूल के सामने, वसुतक्काड तिरुवनंतपुरम - 695 014	Recovery Section Canara Bank, Regional Office-2 II Floor, Carmel Towers, Opp. Cotton hill school, Vazhuthacaud Thiruvananthapuram - 695014	☐ : 0471 2577996 ☐ : <a href="mailto:rotvm2rec@canarabank.com">rotvm2rec@canarabank.com</a> Web : <a href="http://www.canarabank.com">www.canarabank.com</a>
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