

Regional Office: Ernakulam II, 3rd floor, Metro Station Complex M G ROAD, ERNAKULAM,
Kerala - 682035. Ph No. 0484 4044308 Email: roekm2rec@canarabank.com

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 possession of which has been taken by the Authorised Officer of **THODUPUZZHA 1 Branch** of the Canara Bank, Puthiyakunnil Building, Kanjiramattom Bye Pass Road, Thodupuzha – 685584 will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28.02.2024** for recovery of **Rs. 1,80,49,831.41 /- (Rupees One Crore Eighty lakhs Forty Nine Thousand Eight Hundred Thirty One and Forty One Paise Only)** as on **18.01.2024** plus further interest and costs due to the **THODUPUZZHA (0722) Branch** of the Canara Bank, from 1) **M/S BLUE MOUNT TOURIST COMPLEX CALVARY MOUNT IDUKKI 685515**
2) **SATHYADAS VD S/O DIVAKARAN VAZHATHOPPIL HOUSE PERUMTHOTTY VATHIKUDY 685515** 3) **SHERLY SATHYADAS(GUARANTOR) W/O SATHYADAS VAZHATHOPPIL HOUSE PERUMTHOTTY VATHIKUDY Pin: 685515**

The reserve price for the property 1 will be **Rs1,93,00,000 (One Crore Ninety Three Lakhs)** . and the earnest money deposit will be **Rs.19,30,000/- (Nineteen Lakhs Thirty Thousand Only)**

The reserve price for the property 2 will be **Rs79,00,000 (Seventy Nine Lakhs Only)** and the earnest money deposit will be **Rs.7,90,000/- (Seven Lakhs Ninety Thousand Only)**

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

Property 1 (a)

All that part and parcel of Property to an extend of 3.44 ares in Re Sy. No. 553/31/3 along with resort developed therein and other amenity in Thankamani Village , Idukki Taluk, Idukki District in the name of Mr. Sathyadas V D.

Boundaries: (as per location sketch)

North – Property of Sajeevan Vettukallammackal

East – Property of Aneis, Vazhayil

South – 3.64 ares property of Sathyadas V D

West – Property of Kizhakkayil Mathew

Property 1 (b)

All that part and parcel of property to an extend of 3.64 ares in Re. Sy. No. 553/31/1 along with resort developed therein and other amenity in Thankamani Village , Idukki Taluk, Idukki District in the name of Mr. Sathyadas V D.

Boundaries: (as per location sketch)

North – 3.44 ares property of Sathyadas

East – Property of Aneis, Vazhayil
 South – Idukki - Kattappana state highway
 West – Property of Kizhakkayil Mathew

Property 2

All that part and parcel of property to an extent of 13.10 Ares of land and residential building in Sy. No. 338/13 in Vathikudy Village, Idukki Taluk, Idukki Dist in the name of Mr. Sathyadas and Mrs. Sherly Sathyadas.

Boundaries: (as per location sketch)

North – Property of Jose, Valiyaputhenpurayil
 East – Remaining property of Sathyadas and Sherly Sathyadas
 South- Property of Yohannan, Pulickakunnel
 West – Perumthotti – Thopramkudi Road

There are no known encumbrances on the above property as per the knowledge of the bank.

- For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (<https://www.canarabank.com>) and service provider website (M/s Canbank Computer Services Ltd , Contact no:9480691777/ 9832952602/ 918898418010), e-mail address: eauction@ccsl.co.in) and IBA website (<https://www.ibapi.in>) or may contact Chief Manager, Thodupuzha Branch) of the Canara Bank, Puthiyakunnel Building , Kanjiramattom Bye Pass Road, Thodupuzha- 685584(Ph no. 0486- 2220518 ;8281991475) or **DIVISIONAL MANAGER REGIONAL OFFICE ERNAKULAM II** (Ph No 9946180870)during office hours on any working day.

Place: THODUPUZHA
Date: 18.01.2024

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 18.01.2024

1.	Name and Address of the Secured Creditor	:	Thodupuzha 1 Branch(0722) of the Canara Bank, Puthiyakunnel Building , Kanjiramattom Bye Pass Road, Thodupuzha- 685584.
2	Name and Address of the Borrower(s)	:	1. M/S BLUE MOUNT TOURIST COMPLEX CALVARY MOUNT IDUKKI 685515 2. SATHYADAS V D S/O DIVAKARAN VAZHATHOPPIL HOUSE PERUMTHOTTY VATHIKUDY Pin: 685515

			3. SHERLY SATHYADAS(GUARANTOR) W/O SATHYADAS VAZHATHOPPIL HOUSE PERUMTHOTTY VATHIKUDY Pin: 685515
3	Property in the name of	:	1. SATHYADAS V D 2. SHERLY SATHYADAS
4	Total liabilities as on 02.11.2023	:	Rs. 1,80,49,831.41 /-
5	a) Mode of Auction		Online
	b) Details of Auction service provider	:	M/s Canbank Computer Services Ltd Contact Person: Mr.Parakhe D D/Mr PratapKanjilal. Contact no: 9480691777/9832952602/8898418010 e-mail address: eauction@ccsl.co.in
	c)Date & Time of Auction	:	28.02.2024 Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.
	d)Portal of E Auction	:	https://www.indianbankseauction.com
	d)Place of Auction	:	.Thodupuzha 1 Branch(0722) of the Canara Bank, Puthiyakunnel Building , Kanjiramattom Bye Pass Road, Thodupuzha- 685584.
	e)Reserve Price	:	Property 1 Rs1,93,00,000 (One Crore Ninety Three Lakhs) property 2 Rs79,00,000 (Seventy Nine Lakhs Only)
6	Last Date for receipt of Tender Documents (Online/ Offline)		26.02.2024 till 2.00 PM
7	Address in which the tender document to be submitted		.Thodupuzha 1 Branch(0722) of the Canara Bank, Puthiyakunnel Building , Kanjiramattom Bye Pass Road, Thodupuzha- 685584
8	Earnest Money Deposit (EMD) and last date of receipt of EMD		Rs.19,30,000/- (Nineteen Lakhs Thirty Thousand Only) . Rs79,00,000 (Seventy Nine Lakhs Only) 26.02.2024 till 2.00 PM

9. 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 and as is what is**” basis including encumbrances, if any.
- b. 'Auction / bidding shall be only through “Online Electronic Bidding” through the website eauction@ccsl.co.in. 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 Chief Manager, Thodupuzha I. Branch (...0712..) on any working day between 10.00 AM and 5.00 PM.
- d. The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process. 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 **Contact Person: Mr. Parakhe D D/MrPratapKanjilal. Contact no: 9480691777/9832952602/8898418010 e-mail address: eauction@ccsl.co.in**. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- e. The intending bidders should register their names at portal <https://www.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 **Contact Person: Mr. Parakhe D D/MrPratapKanjilal. Contact no: 9480691777/9832952602/8898418010 e-mail address: eauction@ccsl.co.in**, website address <https://www.indianbankseauction.com>
- f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Thodupuzha I Branch (...0712.)** OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Regional office Ernakulam II (06948), 209272434 IFSC Code: CNRB0006948 on or before 26.02.2024 upto 2 pm.**
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.02.2024 up to 2 pm**, to Canara Bank, **Thodupuzha I Branch (0712)** by hand or by email.
 - a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b. 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.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder's A/c details for online refund of EMD.
- h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.1,00,000**. 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 within the period stated above, 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.

- ***For sale proceeds of Rs.50 Lakhs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
- k. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- l. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Circle Office or Regional Office, Ernakulam II who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Chief Manager, **Thodupuzha I Branch** of the Canara Bank, Puthiyakunnel Building , Kanjiramattom Bye Pass Road, Thodupuzha- 685584 Ph no. 0486- 2220518 ;8281991475or **DIVISIONAL MANAGER REGIONAL OFFICE ERNAKULAM II** (Ph No 9946180870) may be contacted during office hours on any working day, cb0722@canarabank.com OR M/s Canbank Computer Services LtdContact Person: **Mr.Parakhe D D/Mr Pratap Kanjilal**.Contact no: **9480691777/9832952602/8898418010**.emailaddress:eauction@ccsl.co.in<https://www.indianbanks.eauction.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:THODUPUZA 1
DATE:18.01.2024

Authorised Officer
CANARA BANK