

**SALE NOTICE**

**E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & 9 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 properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on **“As is Where is”, “As is What is” and “Whatever there is”** on **29.02.2024** for recovery of **Rs.7,94,81,736.05/-** (Rupees. Seven Crore Ninety Four Lakhs Eighty One Thousand Seven Hundred Thirty Six and Paise Five Only) Plus further interest thereon from **15.01.2024** along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from borrower **M/s Saad Cashew Company** represented by partners **Shri A Noushad** and **Smt. S Sajina**.

**Details and full description of the immovable property**

1.All that part and parcel of land and buildings thereon measuring 13.03 Ares in Re Sy No. 48/10 in Thrikkovilvattom village , Kollam Taluk , Kollam owned by A Noushad with boundaries as below:

**Boundaries as per deed**

North : Nadavazhy  
South : Property of Mr Ashim and Mrs Retnamma  
East : Property of Mr Abdulsalam  
West : Panchayath road

2. All that part and parcel of land measuring 37.78 Ares in Re Sy No. 486/5 ,486/15-1 & 486/3 in Veliyam village , Kottarakkara Taluk , Kollam owned by S Sajina with boundaries as below:

**Boundaries as per deed**

North : Road and property of Radha , Balabhadran and Noushad.  
South : Property of Mr Thulasidharan Pillai and Sobhanakumari  
East : Property of Noushad  
West : Property of Mr Sasidharan Nair

3. All that part and parcel of land and factory buildings thereon measuring 8.50 ares in Resy no 169/4B in Anducode village , Vilavancode Taluk , Kanyakumari in the name of A Noushad.

**Boundaries as per deed**

North : Property of Mathias , Gurupatham,Valsala and Gnanamoni  
South : Property of Parameswaran  
East : Road  
West : Property of Sanadha Raj

**ए आर एम शाखा / ARM Branch**

**2<sup>nd</sup> FLOOR CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH** **एरणाकुलम / Ernakulam - 682016**  
**Email:cb2875@canarabank.com PH:0484-2353072,2353071**



For Detailed terms and conditions of the sale please refer the link “ E-Auction” provided in Canara Bank Website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager , ARM Branch ,Ernakulam ,mail id : [cb2875@canarabank.com](mailto:cb2875@canarabank.com),Ph:8281991413, 0484 2353071,2353072

Date : 24.01.2024  
Place : Ernakulam

Authorized Officer  
CANARA BANK

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Email:cb2875@canarabank.com PH:0484-2353072,2353071

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

1.Name and Address of the Secured Creditor: **Canara Bank ARM Branch, Ernakulam.**

**2<sup>nd</sup> Floor Canara Bank Building  
Chittoor Road, Ernakulam South -682016.**

2. Name and Address of the Borrowers : **I) M/s Saad Cashew Company**

Represented by its Managing Partner

Mr Noushad A

Nibras Cottage

Royal Nagar , Kilikollur P O

Kollam – 691004

**II) Mr Noushad A**

S/o Abdul Khader

Nibras Cottage

Royal Nagar , Kilikollur P O

Kollam – 691004

**III) Smt Sajina S**

W/o Noushad A

Nibras Cottage

Royal Nagar , Kilikollur P O

Kollam – 691004

3. Total liabilities as on 24.1.2024 : **Rs.7,94,81,736.05/-** (Rupees. Seven Crore Ninety Four Lakhs Eighty One Thousand Seven Hundred Thirty Six and Paise Five Only) Plus further interest thereon from **15.01.2024** along with suit expenses and other legal charges

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

(b) Details of Auction Service Provider: **M/s Canbank Computer Services Ltd.,**  
No.218, J P Royale,I st Floor,Sampige Road,  
Malleswaram Bengaluru 560003  
Contact no: **080 -23469665, 9832952602/9480691777**  
e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

(c) Date & Time of e-auction : **29.02.2024** between **11.30 AM and 12.30PM** (With unlimited extension of 5 minutes duration each till sale is concluded)

(d) Portal of E Auction : [www.indianbankseauction.com](http://www.indianbankseauction.com)

5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **27.02.2024 till 5.00 PM**

6. Address in which the tender document to be submitted : **Canara Bank  
ARM Branch Ernakulam,**

**2<sup>nd</sup> Floor Canara Bank Building,**

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**2<sup>nd</sup> FLOOR CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH एरणाकुलम / Ernakulam - 682016**  
Email:cb2875@canarabank.com PH:0484-2353072,2353071

Chittoor Road, Ernakulam South -682016.

7. Reserve Price:    i) **Rs. 87,00,000/- (Rupees Eighty Seven Lakhs only)**  
                               ii) **Rs 23,00,000/- ( Rupees Twenty Three Lakhs Only)**  
                               iii) **Rs 31,00,000/- ( Thirty One lakhs Only )**
8. Earnest Money Deposit (EMD) and last Date of receipt of EMD :  
                               i) **Rs.8.70 Lakhs ( Rupees. Eight Lakhs Seventy Thousand only)**  
                               ii) **Rs 2.30 Lakhs ( Rupees Two Lakhs Thirty Thousand only)**  
                               iii) **Rs 3.10 lakhs ( Rupees Three lakhs Ten Thousand only)**  
                               on or before **27.02.2024.**

#### **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

- α. The property will be sold in “as is where is and as is what is” basis including encumbrances, if any.
- β. 'Auction / bidding shall be only through “Online Electronic Bidding” through the website [www.indianbankseuction.com](http://www.indianbankseuction.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- χ. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM.
- δ. 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.
- ε. 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, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777)** Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in). The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- φ. The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.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, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777)**, e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- γ. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Ernakulam OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, ARM Branch **Ernakulam, 209272434 IFSCcode: CNRB0002875 on or before 27.02.2024 upto 5.00 pm.**
- η. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.02.2024 upto 5.00 PM**, to Canara Bank, ARM Branch, Ernakulam 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.

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- c. Bidders Name. Contact No. Address, E Mail Id.
- d. Bidder's A/c details for online refund of EMD.
- i. 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.
- φ. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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.
- κ. 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.
- λ. **For sale proceeds of Rs.50 Lacs 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.**
- μ. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- ν. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- ο. 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 ARM Branch Ernakulam who, as a facilitating centre, shall make necessary arrangements.

**For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id [cb2875@canarabank.com](mailto:cb2875@canarabank.com) OR M/s Canbank Computer Services Ltd., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: [eauction@csl.co.in](mailto:eauction@csl.co.in). Website: [www.indianbankseuction.com](http://www.indianbankseuction.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: Ernakulam

Date: 24.01.2024

**AUTHORISED OFFICER**

**CANARA BANK**

**ए आर एम शाखा / ARM Branch**

**2<sup>nd</sup> FLOOR CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH** **എറണാകുലം / Ernakulam - 682016**  
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