



COIMBATORE GANDHIPURAM(1206)

7/100, Cross Cut Road,Gandhipuram, -641012 PhNo.0422- 2230174, 2236107, Mail:cb1206@canarabank.com

Ref:3243/SAJEEV /SN AUG 28/2024-25/VD

22/07/2024

To

<p>Mr.Sajeev Govindan S/o Govindan A/8 Sreevihar, S N Nagar, Chalakunnu, Thottada Kannur- Kerala -670007 Ph.88484 34770 Mail:meetsajeevgovindan@gmail.com</p> <p>Also Residing at : BC3, B Block, 3rd Floor, Saidhaan Enclave Apartment, Arivoli Nagar, Kovaipudhur 641042.</p>	<p>Mrs.Asha Menon W/o Sajeev Govindan A/8 Sreevihar, S N Nagar, Chalakunnu, Thottada Kannur-Kerala-670007 Ph.95972 20941.</p> <p>Also Residing at : BC3, B Block, 3rd Floor, Saidhaan Enclave Apartment, Arivoli Nagar, Kovaipudhur 641042.</p>
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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, **Gandhipuram 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 **Gandhipuram 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 there under, 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,

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE



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E-AUCTION NOTICE

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 effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s.Antares Systems Limited, Bangalore through the website www.bankeauctionwizard.com

1. Name and Address of the Secured Creditor:

CANARA BANK

GANDHIPURAM BRANCH,

7/100,Cross Cut Road,

Gandhipuram, -641012

PhNo.0422- 2230174, 2236107,

Mail:cb1206@canarabank.com

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

Mr.Sajeev Govindan

S/o Govindan

A/8 Sreevihar, S N Nagar,

Chalakunnu, Thottada

Kannur- Kerala -670007

Ph.88484 34770

Mail:meetsajeevgovindan@gmail.com

Also Residing at :

BC3, B Block, 3rd Floor,

Saidhaan Enclave Apartment,

Arivoli Nagar, Kovaipudhur 641042.

Mrs.Asha Menon

W/o Sajeev Govindan

A/8 Sreevihar, S N Nagar,

Chalakunnu, Thottada

Kannur-Kerala-670007

Ph.95972 20941.

Also Residing at :

BC3, B Block, 3rd Floor,

Saidhaan Enclave Apartment,

Arivoli Nagar, Kovaipudhur 641042.

3. Total liabilities as on 14/07/2024: Rs.15,66,644.15(Rupees Fifteen Lakhs sixty Six Thousand Six Hundred and Forty Four and Fifteen Paise only)+ interest & charges etc

4. Last Date & Time for receipt of tender documents: 23/08/2024 ; upto 5.00pm

5. Address in which the tender document to be submitted:

CANARA BANK

GANDHIPURAM BRANCH,

7/100,Cross Cut Road,

Gandhipuram, -641012



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6. (a) **Date & Time of e- auction: 28/08/2024** Time 11.30 am to 12.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) **Portal of e- auction:** www.bankeauctionwizard.com

7. Details of Property/ies:

Name of the Property owner : Mr.Sajeev Govindan & Mrs.Asha Menon

(a) In Coimbatore Registration District, in Madukkarai Sub Registration District, in Coimbatore South Taluka, in Madukkarai Village, in Patta number 422, G.S.No.1004/2 Dry acre 2.79 or Dry Hector 1.13.0 Tharam Rs.1.39, in this on the North eastern side Dry Acres 0.96 ¼ or Dry Hectare 0.39.0 in this 66.31 cents of land having the following boundaries in G S No. 1004/2B:

North of: The land in GS No.1004/2A and remaining portion of GS No:1004/2B of Owner.

South of: The Land in GS No: 997

East of OSR and Road in GS No: 1004/2B surrendered by the Land Owner to the Madukkarai Panchayath and remaining portion of GS No:1004/2B of Land Owner

West of The land in G S No: 1004/3A

East west on the North 55.99 meters

East west on the south 59.68 meters

North south on the East 46.20 meters

North south on the West 44.76 meters

and the property ad measuring an extent of 66.31 Cents of land together with right to use the road.

The landed property is situated within Madukkarai Special Grade Panchayath Limits.

(b) An extent of 325.33 Square Feet of Undivided Share of Land out of Schedule A property.

(c) Apartment in Third Floor with total super built up area of 736.39 sq ft bearing Flat Number BC3 in 'B' Block with right over the common areas and one vehicle parking in the building called as "SAIDHAAN ENCLAVE".

8.Reserve Price & EMD:

RESERVE PRICE : Rs.20.00Lakhs

EMD: Rs.2.00Lakhs

EMD & last date of deposit of EMD: 10% OF RESERVE PRICE & **23/08/2024 upto 5.00 pm.**

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



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a. The property will be sold in “as is where is and as is what is” basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.

b. Auction / bidding shall be only through “Online Electronic Bidding” through the website www.bankeauctionwizard.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, Gandhipuram Branch on **23/08/2024** between **10.00 am to 5.00 pm**.

d. The property 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 by way of Demand draft in favour of Authorized Officer, **Canara Bank, Gandhipuram Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, GANDHIPURAM BRANCH, A/c.No:209272434**, IFSC Code: **CNRB0001206** on or before **23/08/2024 upto 5.00 pm**.

f. Intending bidders please contact the service provider M/s.Antares Systems Limited, Bangalore. Mr.Gunaseelan M, Contact No-9731967722, email id: gunaseelan.m@antaressystems.com. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider.

g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23/08/2024** (date) upto 5.00 PM, to Canara Bank, **GANDHIPURAM BRANCH**, COIMBATORE 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.

h. The intending bidders should register their names at portal www.bankeauctionwizard.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.Antares Systems Limited, Bangalore, Mr Gunaseelan M, Contact No-9731967722, email id: gunaseelan.m@antaressystems.com.

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.

j. 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 (not below 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.



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k. 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

k. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

l. Authorised 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 the internet but interested in participating the e-auction, they can approach concerned Circle office or GANDHIPURAM BRANCH who as a facilitating centre shall make necessary arrangements.

n. For further details **contact : The Manager, Canara Bank, GANDHIPURAM BRANCH (9900094279)** e-mail id : cb1206@canarabank.com; or the service provider M/s.Antares Systems Limited, Bangalore. Mr.Gunaseelan M, Contact No-9731967722, email id:gunaseelan.m@antaressystems.com.

o. For sale proceeds of Rs. 50,00,000/- (Rupees Fifty lacs) and above, the successful bidder will have to remit TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

p. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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: COIMBATORE

Date: 22/07/2024

AUTHORISED OFFICER

CANARA BANK