

WEST PALACE BRANCH , SRI KRISHNA BUILDING, 1ST FLOOR, WEST PALACE, THRISSUR- 680020
EMAIL:cb0721@canarabank.com PHONE- 0487-2334671

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 to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of West Palace Road Branch of the Canara Bank., will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **26.04.2024** for recovery of **Rs.4,54,08,589.30 (Rupees Four Crores Fifty Four Lakhs Eight Thousand Five hundred Eighty Nine and Thirty paise only)** as on 18.03.2024 plus further interest along with suit expenses and other legal charges due to the West Palace Rd Branch of Canara Bank from

1. Mr. Varghese Antony.
2. Mrs. Alice Varghese

The reserve price will be:

Property No.1: Rs.131.54 Lakhs (Rupees One Crore Thirty one lakhs fifty four thousand only) and the earnest money deposit will be Rs.13.16 Lakhs (Rupees Thirteen lakhs Sixteen Thousand only). The Earnest Money Deposit shall be deposited on or before **24.04.2024**

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

1)"All that part and parcel of property consisting of 151.89 Ares of land consisting of 5 items of properties 1) 63.94 Ares of land in Sy No 301, 2)57.06 Ares of land in Sy no 318, 3)11.73 Ares of land in Sy no 317/1, 4)8.49 Ares of land in Sy No 316/1 and 5)10.67 Ares of land in Sy no 307 of Chengaloor Village, Mukundapuram Taluk, Thrissur Dist. in the name of Mr. Varghese Antony .

Bounded:

On the North by: Property of Karanath Vasanthy & Property of Chittezhath Family

On the south by: Way & Property of Karanath Vasanthy

On the East by: Property of Karanath Vasanthy &Property of Thayyil Family

On the West by: Kurumali River

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Chief Manager, West Palace Road Branch, Canara Bank, Ph. No. 0487-2334671 during office hours on any working day.

Date: 19.03.2024

Place: Thrissur

Authorised Officer

Canara Bank



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19-03-2024

1. Name and Address of the Secured Creditor : CanaraBank,
WestPalace Branch
Srikrishna Building,1st Floor
WestPalace Road Thrissur-680020
2. Name and Address of the Borrower(s)/ Guarantor(s) : 1) Mr. Varghese Antony,
Adnic Tower I Floor , Flat No #15, Al Meena Road , P O Box No 44457 , Sharjah ,UAE Also At Mr.
Varghese Antony , S/O Antony, Tharakan Perekadan House, Chengaloor P O, Thrissur 680312 Also At
Mr. Varghese Antony, S/O Antony, Tharakan Perekadan House, Ooty Garden, Kizhakkum Pattukara,
Chelakkottukara, East Fort P O, Thrissur 680005 And

(2) Mrs. Alice Varghese, W/O Varghese Antony, Tharakan Perekadan House, Ooty Garden, Kizhak-
kumpattukara, Chelakkottukara, East Fort P O, Thrissur 680005 Also At Mrs. Alice Varghese,W/O
Varghese Antony,Tharakan Perekdan House,Chengaloor P O,Thrissur 680312
3. Total liabilities as on 18th Mar 2024 : Rs.4,54,08,589.30 (Rupees Four crores
Fifty four lakhs eight thousand five hundred eighty nine and thirty paise only) as on 18.03.2024
plus further interest along with suit expenses and other legal charges
4. (a) Mode of Auction : E- auction
(b) 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.

(c) Date & Time of Auction : 26.04.2024, 11.00 AM to 12.00 Noon
(With unlimited extensions of 5
minutes duration each till sale is
Concluded)
(d) Place of Auction : Canara Bank,
West Palace Branch
Srikrishna Building,1st Floor
West palace Road, Thrissur-680020
5. Reserve Price :
Property No.1: Rs.131.54 Lakhs (Rupees One Crore Thirty one lakhs fifty four thousand only)

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6. 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, West Palace Rd Branch on or before **24.04.2024**
- 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 **24.04.2024** 5.00 PM, to Canara Bank, West Palace Rd Thrissur 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.

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- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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 (Rupees Fifty) lacs 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 **Regional Office, Thrissur** or West Palace Rd branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, West Palace Rd Branch (Ph. No 0487-2334671) e-mail id cb0721@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:Thrissur
Date: 19.03.2024

Authorised Officer
Canara Bank