

CHALAKUDY BRANCH

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SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 symbolic possession of which has been taken by the Authorised Officer of **Chalaky Branch** of the Canara Bank, will be sold on **"As is where is", "As is what is", and " Whatever there is"** on **26.07.2024** for recovery of **Rs.2,48,07,449.58 (Rupees Two Crores Forty Eight lakhs Seven Thousand Four Hundred Forty Nine and Fifty Eight paisa only)** as on **02.07.2024** plus further interest along with suit expenses and other charges due to the **Chalaky Branch** of Canara Bank from **M/S. C P Distributors represented by proprietor Sri.CP Shilmon, M/S C P Associates Represented by Proprietrix Smt.HoneyShilmon, M/S Ozone Food Store Represented by Proprietrix Smt.HoneyShilmon, Sri. C P Shilmon, Smt.Honey Shilmon, Smt.Rosy Pappachan( Guarantor and Mortgagor)**

**Property I:**

The reserve price will be **Rs.94.00 Lakhs (Rupees Ninety Four Lakhs only)** and the earnest money deposit (EMD) will be **Rs.9.40 Lakhs (Rupees Nine Lakh Forty Thousand Only )**.

**Property II:**

The reserve price will be **Rs.44.00 Lakhs (Rupees Forty Four Lakhs only)** and the earnest money deposit (EMD) will be **Rs.4.40 Lakhs (Rupees Four Lakh Forty Thousand only)**.

The Earnest Money Deposit shall be deposited on or before **24.07.2024**.

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

There are no known encumbrances to the bank.

**Property I**

All part and parcel of land having extent of 4.05 ares(10 cents) together with all other improvements thereon including a House building(3035 Sq Ft) in Sy no: 18/1 in Padinjare Chalaky village, Chalaky Taluk, Thrissur District standing in the name of Sri. C P Shilmon & Smt. Honey Shilmon, and Bounded by ( As given in the Title deed 804/2017 of Chalaky SRO)

East: Remaining Paramba  
North: Private way  
West: Private way  
South: Property of Elite Saw mill

**Property II**

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All part and parcel of land having extent of 10.12 ares(25 cents) together with all other improvements thereon including a House building in Sy no: 2046/11 (1465 Sqft) in Mattathur village, Mukundapuram Taluk, Thrissur District standing in the name of **Smt. Rosy Pappachan**, and Bounded by ( As given in the Title deed 1110/2005)

East: PWD Road  
North: PWD Road  
West: Property of Padinjarepurakyal Joy  
South: Property of Philip

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Manager, Canara Bank Chalakudy Branch, Ph No 0480 2707645, Ph. No 8281991407 during office hours on any working day.

Date: 03.07.2024  
Place: Chalakudy

Authorised Officer  
Canara Bank

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.07.2024**

Name and Address of the Secured Creditor Canara Bank Chalakudy Branch  
Kadicheeni complex, Chalakudy P O, Thrissur-680 307

Name and Address of the Borrower(s)/  
Guarantor(s)  
**M/S C P Distributors,**  
Represented by Proprietor Sri. CP Shilmon,  
XXVI/5A, West Chalakudy, Thrissur, Kerala- 680683

M/S C P Associates  
Represented by **Proprietrix** Smt. Honey Shilmon  
XXVI/5B 5C, Tharakan Building  
West Chalakudy, Thrissur, Kerala- 680307

**M/S Ozone Food Store**  
Represented by **Proprietrix** Smt. Honey Shilmon  
XX/348A, South Junction  
Chalakudy, Thrissur, Kerala- 680307

**Sri. CP Shilmon**  
Cholikkara House  
Near Railway station Road  
West Chalakudy, Thrissur- 680307

**Smt. Honey Shilmon**

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Cholikkara House  
Near Railway station Road  
West Chalakudy, Thrissur- 680307

**Smt. Rosy Pappachan**  
Cholikkara House  
Injankundu Po, Kodakara, 680684

Total liabilities **Rs.2,48,07,449.58 (Rupees Two Crores Forty Eight lakhs Seven Thousand Four Hundred Forty Nine and Fifty Eight paisa only)** as on 02.07.2024 plus further interest along with suit expenses and other charges

Mode of Auction E- auction

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, Emailid:kerala@auctiontiger.net.**

Date & Time of Auction **26.07.2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)**

Place of Auction Canara Bank Chalakudy Branch, Kadicheeni Complex, Chalakudy P O, Thrissur 680307

Reserve Price **Property I : 94.00 Lakhs ( Ninety Four Lakhs Only)**  
**Property II: 44.00 Lakhs (Forty Four lakhs Only)**

**OTHER TERMS AND CONDITIONS:**

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer,
- 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.

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- 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, Chalakudy Branch on or before **24.07.2024**.
- 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 **24.07.2024**, 5.00 PM, to Canara Bank, Chalakudy branch by hand or by email.
- i) Demand Draft 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.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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

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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 Lakhs (Rupees Fifty Lakhs 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.
- 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 Canara Bank Regional Office, Thrissur or Canara Bank Chalakudy branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact ChiefManager, Canara Bank,ChalakudyBranch (Ph. No 0480 2707645, 8281991407),E-mail ID:[cb0708@canarabank.com](mailto:cb0708@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: Chalakudy  
Date: 03.07.2024

Authorised Officer  
Canara Bank

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