

ARM BRANCH, ERNAKULAM

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. 1,64,53,697.05 (Rupees One Crore Sixty Four Lakhs Fifty Three Thousand Six Hundred Ninety Seven & Paise Five only)** along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from the below mentioned borrowers:

Name of the borrower	Guarantors	Liability as on 31.12.2023
Mr.Sivaraj A	Mr.Sivapalan A	Rs.1,15,15,888.45 Plus Further interest thereon from 01.01.2024
M/s Apple Digital Hub Mg Partner : Mr.Sivaraj A Partner: Eldhose John	1. Mr.Sivaraj A 2. Mr.Eldhose John	Rs. 49,37,808.60 Plus further interest thereon from 01.01.2024

Details and full description of the immovable property.

ITEM No. 1 : All that part and parcel of **2.02 Ares** of land and 2 storied RCC residential building in Sy No.760/7 in Ramamangalam Village, Ernakulam District in the name of Sivapalan A

Bundaries:

North: Prop of Kaitharathu Mary
South: Prop of Pallithazhathu Johnson
East :Prop of Velepambil Joy
West : Market Road

ITEM No. 2 : All that part and parcel of **1.21 Ares** of residential land and building in Sy No.760/7 in Ramamangalam Village, Ernakulam District in the name of Sivaraj A

Bundaries: As per Deed No.2136/15

North : Prop of Alees Mathai
South : Prop of George
East : Canal & Panchayat Road
West : Panchayat Property

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CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

എറണാകുളം / 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) or may contact Chief Manager, ARM Branch ,Ernakulam ,mail id : cb2875@canarabank.com, Ph: 8281991413, 0484 2353071,2353072

Date: 18.01.2024
Place: Ernakulam

Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: **Canara Bank ARM Branch,**
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016
2. Name and Address of the Borrowers /Guarantors:
 1. **Mr.Sivaraj.A**
s/o Ayyappan
Velanvilayil House
Ramamangalam PO
Ramamangalam- Ernakulam District 686 663
 2. **Mr.Sivapalan. A**
s/o Ayyappan
Velanvilayil House
Ramamangalam PO
Ramamangalam- Ernakulam District 686 663
 3. **M/s Apple Digital Hub**
Represented by Mg partner Sivaraj A
MCP Building 527
NH49 IV Kolenchery
Kolenchery PO, Ernakulam Dist 682 311
 4. **Mr.Eldhose John**
S/o John V K
Valiyakathoottu Hose
Thammanimattom
Ramamangalam PO – Ernakulam District 686 663

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3. Total liabilities as on **31.12.2023**

1. Mr.Sivaraj A Rs. 1,15,15,888.45 (Rupees. One Crore Fifteen Lakhs Fifteen Thousand Eight Hundred Eighty Eight & Paise Forty Five only) along with suit expenses and other legal charges from 01.01.2024.

2. M/s Apple Digital Hub Rs. 49,37,808.60 (Rupees. Forty Nine Lakhs Thirty Seven Thousand Eight Hundred Eight & Paise Sixty only) along with suit expenses and other legal charges from 01.01.2024.

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

(b) Details of Auction Service Provider:

M/s Canbank Computer Services Ltd.,
No.218, J P Royale, Ist Floor,Sampige Road,
Malleswaram Bengaluru 560003

Contact no: 080 -23469665, 9832952602/9480691777

E-mail address: eauction@csl.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.indianbankseuction.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,
2nd Floor Canara Bank Building
Chittoor Road, Ernakulam South -682016

7. Reserve Price : **Item No.1 :**
Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)

Item No. 2 :
Rs. 9,00,000/- (Rupees Nine Lakhs Only)

8. Earnest Money Deposit (EMD) : **Item No.1 :**
Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)

Item No. 2 : Rs. 90,000/- (Rupees Ninety Thousand Only)

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9. Last Date of receipt of EMD : The EMD shall be deposited on or before **27.02.2024 up to 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

- 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 **www.indianbankseaction.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 Authorized Officer, 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.
- 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 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** .The bidders shall approach the said service provider for obtaining digital signature(If not holding a valid digital signature)
- f. The intending bidders should register their names at portal **www.indianbankseaction.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**.
- g. 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 IFSC code: CNRB0002875 on or before 27.02.2024 up to 5.00 pm.**
- h. 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.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder’s A/c details for online refund of EMD.

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- 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 multiples of **Rs.50,000/- for Item No.1** and **Rs.25,000/- for Item No.2** . 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.
- 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- l. ***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.***
- m. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. 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.
- p. 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 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. Website: 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: 18.01.2024

**AUTHORISED OFFICER
CANARA BANK**

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