

IRITTY BRANCH

VI/3033-B2, Excel Castle, Opp.Kairathi Kirathi Temple, PIN: 670703

Email: cb0728@canarabank.com

(Mobile:8547857339, Land Line:2491248)



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/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of **IRITTY BRANCH**, will be sold on **"As is where is", "As is what is" and "Whatever there is"** on **25.03.2024**, for recovery of **Rs.41,07,493.49/- (Rupees Forty One Lakh Seven Thousand Four Hundred Ninety Three and Paise Forty Nine only)** as on **20.02.2024**, plus further interest and costs due to **Iritty Branch** of the Canara Bank, from (1) Mr. Udayakumar Nair, J 3 Flat No. 304, Empire Estate, Chinchwad, (2) Mrs. Sajitha Udayakumar, J3 Flat No. 304, Empire, Estate , Chinchwad, Pune, Maharashtra-411019.

The reserve price for the property will be **Rs.41,69,000/- (Rupees Forty One Lakhs Sixty Nine Thousand only)** and the earnest money deposit will be **Rs.4,16,900/- (Rupees Four Lakh Sixteen Thousand Nine Hundred only)**. The Earnest Money Deposit shall be deposited on or before **22.03.2024 upto 03:30 PM**.

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

All that part and parcel of land and residential building Comprised in the below mentioned Survey number standing in the name of Sri. Udayakumar Nair.

Details and boundaries of the Secured Asset:

Sl. No.	Sy. No. Extent H A	Extent H A	District, Taluk and village	Boundaries
1	R S No. 178/108	All that part and parcel of land having an extent of 0.0607 Hectors along with a residential building situated therein.	Kannur-District Iritty-Taluk And Thillenkeri-village	[Boundaries as per title deed]  East: PWD Road  North: Ajitha Kaivasam Sthalam  West: Ajitha Kaivasam Sthalam  South: Narayanan Kaivasam sthalam

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There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) and service provider website

<https://www.indianbankseaction.com> (M/s Canbank Computer Services Ltd., . **Contact no:**

9480691777 / 9832952602/8898418010), **e-mail address:** [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) or may contact Branch

Manager IRITTY BRANCH, VI/3033-B2, Excel Castle, Opp.Kairathi Kirathi Temple, PIN: 670703 (**Mobile:**

8547857339, Land Line: 2491248) during office hours on any working day.

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 For CANARA BANK

Authorized Officer  
 CANARA BANK  
 AUTHORIZED OFFICER

Date: 20.02.2024

Place: Iritty

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 20.02.2024**

1.	Name and Address of the Secured Creditor	: CANARA BANK, IRITTY BRANCH VI/3033-B2, Excel Castle, Opp.Kairathi Kirathi Temple, PIN: 670703 <b>Mobile:8547857339, Land Line: 2491248</b>
2	Name and Address of the Borrower(s) / Guarantors(s)	: (1) Mr. Udayakumar Nair, J 3 Flat No. 304, Empire Estate, Chinchwad, (2) Mrs. Sajitha Udayakumar, J3 Flat No. 304, Empire, Estate, Chinchwad, Pune, Maharashtra-411019.
3	Property in the name of	: <b>Sri. Udayakumar Nair</b>
4	Total liabilities as on 20.02.2024	: <b>Rs. 41,07,493.49/- (Rupees Forty One Lakhs Seven Thousand Four Hundred Ninety Three and Paise Forty Nine only)</b>
5	a) Mode of Auction	: <b>Online</b>
	b) Details of Auction service provider	: M/s Canbank Computer Services Ltd. Contact person : Mr Parakhe D D/Mr Pratap Kanjilal Contact No: 9480691777 / 9832952602/8898418010 Email id: <a href="mailto:eauction@ccsl.co.in">eauction@ccsl.co.in</a>
	c)Date & Time of Auction	: <b>25.03.2024 Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.</b>
	d)Portal of E Auction	: <a href="https://www.indianbankseaction.com">https://www.indianbankseaction.com</a>
	d)Place of Auction	: <b>Online</b>
	e)Reserve Price	: <b>Rs.41,69,000/- (Rupees Forty One Lakhs Sixty Nine Thousand only)</b>
6	Last Date for receipt of Tender Documents ( <b>Online/ Offline</b> )	: <b>22/03/2024 till 5.00 PM</b>
7	Address in which the tender document to be submitted	: <b>Canara Bank, IRITTY BRANCH VI/3033-B2, Excel Castle, Opp.Kairathi Kirathi Temple, PIN: 670703</b>
8	Earnest Money Deposit (EMD) and last date of receipt of EMD	: <b>Rs.4,16,900/- (Rupees Four Lakh Sixteen Thousand Nine Hundred only) 22/03/2024 upto 3:30 pm</b>



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6. 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 <https://www.indianbankseaauction.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 more than 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, Iritty Branch OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, Regional Office Kannur South, Kannur, **A/c No 209272434, IFSC code: CNRB0000728 on or before 22.03.2024 upto 3:30 pm.**
- f. 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., Contact person : Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602/8898418010, 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).
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.03.2024 upto 5.00 pm**, to Canara Bank, Iritty Branch 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.
- h. The intending bidders should register their names at portal <https://www.indianbankseaauction.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., Contact person : Mr Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602/8898418010, Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. 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.20,000/- (Rupees Twenty Thousand only)**. 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, 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.

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- 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 branch or Regional Office South, Kannur who, as a facilitating centre, shall make necessary arrangements.
- p. For further details Branch Manager **IRITTY BRANCH, VI/3033-B2, Excel Castle, Opp.Kairathi Kirathi Temple, PIN: 670703, Mobile:8547857339, Land Line: 2491248**, may be contacted during office hours on any working day OR M/s. Canbank Computer Services Ltd., Contact person : Mr Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602/8898418010, Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).  
Website: <https://www.indianbankseauction.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: IRITTY  
Date: 20.02.2024

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Authorized Officer  
CANARA BANK  
AUTHORIZED OFFICER