

To

Mrs RESMI K M
W/O SURAJ S
KADAVATH HOUSE, KIZHAKKUMURI,
PAZHAMBALACODE P O, PALAKKAD 678 544

Mr SOORAJ S
S/O SURENDRAN
KADAVATH HOUSE, KIZHAKKUMURI,
PAZHAMBALACODE P O, PALAKKAD 678 544

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 possession of which has been taken by the Authorized Officer of, Pazhambalacode branch of the Canara Bank will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **28/05/2025**, for recovery of **₹8,47,678.76(Rupees Eight LakhForty Seven Thousand Six hundred Seventy Eight & Paisa Seventy Six Only)**and interest from 29/04/2025& Legal expensesand costdue to the PazhambalacodeBranch of Canara Bank from Borrowers/guarantor**(1)Mrs RESMI K M, W/O SURAJ S, KADAVATH HOUSE, KIZHAKKUMURI, PAZHAMBALACODE P O, PALAKKAD 678 544 (2) Mr SOORAJ S, S/O SURENDRAN, KADAVATH HOUSE, KIZHAKKUMURI, PAZHAMBALACODE P O, PALAKKAD 678 544.**

The reserve price for the property will be **₹18,32,000.00(Rupees Eighteen Lakhs Thirty Two Thousand Only)**and the earnest money deposit will be **₹1,83,200.00 (RupeesOne Lakh Eighty Three Thousand Two Hundred Only)**

DETAILS OF PROPERTY

All that part and parcel of the land measuring 0.0163 hectares in Re Sy No **275/25**, Old Sy No 117/5pt, 119/1pt, 119/15pt of PazhambalacodeDesomAmsom, Tarur I Village,Alathur Taluk, Palakkad along with residential building of 1200 Sqft owned by Mrs.Resmi having the boundaries herein under mentioned.

REGIONAL OFFICE

**SAFE WAY COMPLEXPIRIVUSALA,
CHANDRANAGAR P.O.PALAKKAD - 678007**

| | |
|-------|----------------------------|
| East | :: Property of Sundharan |
| South | :: Property of Surendran |
| West | :: Properties of Surendran |
| North | :: PWD Road |

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://baanknet.com/> - **M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address: support.baanknet@psballiance.com** or may contact Recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9645156722, 7907157382, 9048881391) during office hours on any working day.

Date : 07/05/2025

Authorized Officer

Place : Palakkad

CANARA BANK

| DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 07/05/2025 | | |
|--|---|---|
| 1 | Name and Address of the Secured Creditor | CANARA BANK PAZHAMBALACODE |
| 2 | Name and Address of the Borrower(s) & Guarantor(s) | <p>Mrs RESMI K M W/O SURAJ S KADAVATH HOUSE, KIZHAKKUMURI, PAZHAMBALACODE P O, PALAKKAD 678 544</p> <p>Mr SOORAJ S S/O SURENDRAN KADAVATH HOUSE, KIZHAKKUMURI, PAZHAMBALACODE P O, PALAKKAD 678 544</p> |
| 3 | Property in the name of | Mrs RESMI K M |
| 4 | Total liabilities as on 05/05/2025 | ₹8,47,678.76 (Rupees Eight Lakh Forty Seven Thousand Six hundred Seventy Eight & Paise Seventy Six Only) Plus future Interest & Other Costs |
| 5 | a) Mode of Auction | ONLINE |
| | b) Details of Auction service provider | <p>M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address: support.BAANKNET@psballiance.com</p> |
| | c) Date & Time of Auction | 28/05/2025 Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale. |
| | d) Portal of E Auction | https://baanknet.com/ |
| | e) Reserve Price | ₹18,32,000.00 (Rupees Eighteen Lakhs Thirty Two Thousand Only) |
| 6 | Earnest Money Deposit (EMD) and last date of receipt of EMD | ₹1,83,200.00 (Rupees One Lakh Eighty Three Thousand Two Hundred Only) & 27/05/2025 till 5 PM |

7. 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://baanknet.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. The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password & EMD amount of 10% of the Reserve Price is to be deposited to the Wallet of the Service Provider by way of Debit Card/UPI/NEFT/RTGS.
- f. 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.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/-**. 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.
- h. 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.
- i. ***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.***
- j. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as

REGIONAL OFFICE

**SAFE WAY COMPLEXPIRIVUSALA,
CHANDRANAGAR P.O.PALAKKAD - 678007**

applicable shall be borne by the successful bidder only.

- k. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l. 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 Regional Office Palakkad who, as a facilitating centre, shall make necessary arrangements.
- m. For further details Recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9645156722, 7907157382,9048881391) may be contacted during office hours on any working day, ropkdrec@canarabank.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: PALAKKAD

Date :07/05/2025

Authorised Officer

CANARA BANK