

**Regional Office: Ernakulam II, 3rd floor, Metro Station Complex M G ROAD, ERNAKULAM,
Kerala - 682035. Ph No. 0484 4044308 Email: roekm2rec@canarabank.com**

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 constructive possession of which has been taken by the Authorised Officer of Kureekkad branch of the Canara Bank, Kureekkad, No 433 A , Arathy Centre, Kandanad Road , Kureekkad ,682305 will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **08.03.2024** for recovery of Rs.64390135.29(Rupees Six Crore Forty Three Lakhs Ninety Thousand One Hundred and Thirty Five and Paise Twenty Nine), as on 24.01.2024 plus further interest and costs due to the Kureekkad (5654) Branch of the Canara Bank, from M/S. J S H Industries Villoonny Eruthampathy Palakkad ,678555 2.Shri. Sony Johnkureekkal Housevaikom Road, Tripunithura Ernakulam ,682301 3 Smt. Liju Sony ,Kureekal Housevaikom Road ,Tripunithura ,682301 4. Shri .James Lonappan S/O John Kureekal House ,Choorakkad, Thekkumbhagam ,682301 5.Shri.Martin Jose Kureekal House ,Nadamma Village ,Kanayannor Taluk , Tripunithura P O ,Ernakulam ,682301 6.Shri. Jose ,Kureekal House Nadamma Village, Tripunithura ,Ernakulam ,682301 7.Shri Joby Varghese ,Kureekal House ,Nadamma Village ,Kanayannor Taluk, Tripunithura Ernakulam ,682301 8.Shri Biju Varghese Kureekal House ,Nadamma Village ,Kanayannor Taluk, Tripunithura ,Ernakulam, 682301.

The reserve price for the property and the earnest money deposit will be as follows:

Property No.1 and 2:

Reserve Price: Land And Building: 74,39,000 (Seventy Four Lakhs Thirty Nine Thousand Only)

Reserve Price : Plant And Machinery pertaining to steel Pipe Manufacturing : 45,40,000/- (Forty Five Lakh Fourty Thousand Only)

Earnest money Deposit : Land And Building 7,43,900 (Seven Lakhs Forty Three Thousand Nine Hundred Only)

Plant And Machinery : 4,54,000(Four Lah Fifty Four Thousand Only)

Property No. 3:

Reserve Price 68 ,76,000/- (Sixty Eight Lakhs Seventy Six Thousand Only)

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EMD: 6,87,600 (Six Lakhs Eighty Seven Thousand Six Hundred Only)

Property No. 4

Reserve Price : : 1,55,60,000/- (One Crore Fifty Five Lakhs Sixty Thousand Only)

EMD : 15,56,000(Fifteen Lakhs Fifty Six Thousand Only)

Property No. 5;

Reserve Price :1,49,70,000/- (One Crore Fourty Nine Lakhs Seventy Thousand Only)

EMD : 14,97,000 (Fourteen Lakhs Ninty Seven Thousand Only)

Property No. 6

Reserve Price : 31,50,000/- (Thirty One Lakhs Fifty Thousand Only)

EMD: 3,15,000 (Three Lakhs Fifteen Thousand Only)

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

Property No.1

All that part and parcel of the property to a total extent of 20.25 (9.50 Ares +10.75 Ares) comprised in Re. Sy. No.556, 557/2 (Sy. No. 177/2, 178/2, 179 in Eruthempathy Village Chittoor taluk Palakkad District owned by Sri. Sony John .

EAST :Panchayath Road

WEST : Property of saraswathy, Naga Manikkam & Purampoku land

SOUTH :Property of Hariraj

NORTH :Balance Property & Purampoku

Property No.2

All that part and parcel to a total extent of 41.09 Ares (5.74 ares of land in Re. Sy. No.556/3, 9.40 Ares of land in Re. SY. No.557/1 and 25.95 Ares of land in Re. Sy. No. 557/2 along with factory building constructed thereon owned by Sri Sony John and Smt. Liju Sony

EAST :Panchayath road

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WEST : Property of Saraswathy & Purampoku land

SOUTH :Property of Sony john

NORTH :Balance Property & Purampoku land

(property 1 & 2 combined)

Property No.3

All that part and parcel of the property to an extent of 2.32 Ares of vacant land in Re. SY. N. 8/3 in Nadama Village , Kanayannur Taluk, Ernakulam District owned by Sri. Martin Jose

EAST :Road

WEST : Property of Biju

SOUTH :Balance property of Jose

NORTH :Balance Property of Biju

Property No.4

All that part and parcel of the property to an extent of 5.25 Ares of land with approximate 1200 sqft tin sheet roofed residential building comprised in Re. SY N. 8 in Nadama Village , Kanayannur Taluk, Ernakulam District owned by Sri. Jose.

EAST :Road

WEST : Property of Jobi & biju

SOUTH :Balance property of Maya & Asha

NORTH :Balance Property of Martin jose

Property No. 5

All that part and parcel of property to an extent of 7.57 ares of land with approximate 1200 sqft tin sheet roofed residential building in Re. SY. N. 8 in Nadama Village , Kanayannur taluk Ernakulam District owned by Sri. Biju Varghese and Sri. Joby Varghese.

EAST :Road



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WEST : Property of Papachan

SOUTH : Balance property of Maya & Asha

NORTH : Balance Property of Joseph Kuzhiyan

Property No. 6

All that part and parcel of the property to an extent of 1/10 th undivided share over property to a total extent of in 5.25 Ares in (Sy. No. 700/1) Re. SY. No. 80 in Thekkumbhagam Village, Kanayannur Taluk together with 3 bedroom residential apartment bearing Door NO. 32/32- C of Tripunithura Municipality on the ground floor of residential building complex named “ Sun Garden Apartment” having built up area of 111.94 Sq.Meters together with car parking number no. 32/32-C in the name of Mr. Sony John & Mrs. Liju Sony.

North : Properties of Ramesh shenoy & Valsa Chandrashekharan

East : Property of Kuttapan

South : Property of Deepa Nandhakumar

West : Balance Property of Road

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 (M/s Canbank Computer Services Ltd , Contact no: **9480691777/ 9832952602/ 918898418010**), e-mail address:eauction@ccsl.co.in) and IBA website (<https://www.ibapi.in>) or may contact Manager, Kureekad Branch of the Canara Bank, kureekad, No 433A , ARATHY CENTRE, KANDANAD ROAD , KUREEKAD ,682305 Ph no. 0484-2555969, 9495004304) or **DIVISIONAL MANAGER REGIONAL OFFICE ERNAKULAM II** (Ph No 9946180870) during office hours on any working day.

Place:Kureekad
Date:24.01.2024

Authorised Officer
CANARA BANK

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Kerala - 682035. Ph No. 0484 4044308 Email: roekm2rec@canarabank.com**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 24.01.2024

1.	Name and Address of the Secured Creditor	:	Kureekkad Branch of the Canara Bank, kureekkad, No 433A , ARATHY CENTRE, KANDANAD ROAD , KUREEKKAD ,682305
2	Name and Address of the Borrower(s)	:	<p>1 M/s. J S H Industries Villoonny Eruthampathy Palakkad ,678555</p> <p>2 Shri. Sony john kureekkal house Vaikom road, Tripunithura Ernakulam ,682301</p> <p>3 Smt. Liju sony kureekal house vaikom road ,tripunithura 682301</p> <p>4 Shri .James lonappan S/o john Kureekal house ,Choorakkad, Thekkumbhagam ,682301</p> <p>5 Shri.Martin jose kureekal house nadamma village kanayannor taluk , tripunithura p o ernakulam ,682301</p> <p>6 Shri. Jose kureekal house Nadamma village, Tripunithura Ernakulam ,682301</p> <p>7 Shri joby varghese Kureekal house ,Nadamma village Kanayannor taluk, tripunithura</p>

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			Ernakulam ,682301 8 Shri biju varghese Kureekal house Nadamma village ,Kanayannor taluk Tripunithura ,Ernakulam, 682301
3	Property in the name of	:	<ol style="list-style-type: none"> 1. Property No. 1- Sri. Sony John . 2. Property No.2 - Sri Sony John and Smt. Liju Sony 3. Property No. 3- Sri. Martin Jose 4. Property No. 4 - Sri. Jose 5. Sri. Biju Varghese and Sri. Joby Varghese. 6. Mr. Sony John & Mrs. Liju Sony.
4	Total liabilities as on 24.01.2024	:	Rs.64390135.29(Rupees Six Crore Forty Three Lakhs Ninety Thousand One Hundred and Thirty Five and Paise Twenty Nine)
5	a) Mode of Auction		Online
	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 e-mail address: eauction@ccsl.co.in
	c)Date & Time of Auction	:	08.03.2024 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://www.indianbankseauction.com
	d)Place of Auction	:	Kureekkad Branch of the Canara Bank, kureekkad, No 433A , ARATHY CENTRE, KANDANAD ROAD , KUREEKKAD ,682305

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	<p>e) Reserve Price</p>	<p>: Property No.1 and 2:</p> <p>Reserve Price: Land And Building: 74,39,000 (Seventy Four Lakh Thirty Nine Thousand Only</p> <p>Reserve Price : Plant And Machinery : 45,40,000 (Fourty Five Lakh Fourty Thousand Only)</p> <p>Property No. 3:</p> <p>Reserve Price 68,76,000/- (Sixty Eight Lakh Seventy Six Thousand Only)</p> <p>Property No. 4</p> <p>Reserve Price : : 1,55,60,000/- (One Crore Fifty Five Lakh Sixty Thousand Only)</p> <p>Property No. 5;</p> <p>Reserve Price : 1,49,70,000/- (One Crore Fourty Nine Lakh Seventy Thousand Only)</p> <p>Property No. 6</p> <p>Reserve Price : 31,50,000/- (Thirty One Lakhs Fifty One Thousand Only)</p>
<p>6</p>	<p>Last Date for receipt of Tender Documents (Online/ Offline)</p>	<p>06.03.2024 till 2.00 PM</p>
<p>7</p>	<p>Address in which the tender document to be submitted</p>	<p>Kureekkad Branch of the Canara Bank, kureekkad, No 433A , ARATHY CENTRE, KANDANAD ROAD , KUREEKKAD ,682305</p>
<p>8</p>	<p>Earnest Money Deposit (EMD) and last date of receipt of EMD</p>	<p>Property No.1 and 2:</p> <p>Earnest money Deposit : Land And Building 7,43,900 (Seven Lakhs Forty Three Thousand Nine Hundred Only)</p>

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		<p style="text-align: right;">Plant And Machinery : 4,54,000(Four Lakhs Fifty Four Thousand Only)</p> <p>Property No. 3:</p> <p style="text-align: right;">Emd : 6,87,600 (Six Lakhs Eighty Seven Thousand Six Hundred Only)</p> <p>Property No. 4</p> <p style="text-align: right;">Emd : 15,56,000(Fifteen Lakhs Fifty Six Thousand Only)</p> <p>Property No. 5;</p> <p style="text-align: right;">Emd : 14,97,000 (Fourteen Lakhs Ninty Seven Thousand Only)</p> <p>Property No. 6</p> <p style="text-align: right;">Emd : 3,15,000 (Three Lakhs Fifteen Thousand Only)</p>
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9. 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 eauction@csl.co.in . 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 Branch Manager, Kureekad Branch (5654) 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. 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: 9480691777/9832952602/8898418010e-mail address: eauction@csl.co.in** .The bidders shall approach the said service provider for obtaining digital signature(If not holding a valid digital signature)

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- e. The intending bidders should register their names at portal <https://www.indianbankseauction.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 e-mail address: eauction@ccsl.co.in, website address <https://www.indianbankseauction.com>
 - f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Kureekkad Branch (5654) OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, Regional office Ernakulam II (06948), 209272434 IFSC code: CNRB0006948 on or before 06.03.2024 upto 2 pm.
 - g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **06.03.2024 up to 2 pm**, to Canara Bank, Kureekkad Branch (5654) 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. 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.
 - i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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 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.
- ***For sale proceeds of Rs.50 Lakhs 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.***

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- k. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- l. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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, Ernakulam II who, as a facilitating centre, shall make necessary arrangements.
- n. For further details Branch Manager Kureekad Branch (5654) Ph No (0484 2793990, 8301897131) or **DIVISIONAL MANAGER REGIONAL OFFICE ERNAKULAM II** (Ph No 9946180870) may be contacted during office hours on any working day, cb5654@canarabank.com OR M/s Canbank Computer Services Ltd **Contact Person: Mr. Parakhe D D/ Mr Pratap Kanjilal. Contact no: 9480691777/9832952602/8898418010. e-mail address: eauction@ccsl.co.in <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: Kureekad
DATE: 24.01.2024**

**Authorised Officer
CANARA BANK**