



### 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 **15.02.2024** for Recovery of **Rs 29,89,63,352.62 (Rupees Twenty Nine Crores Eighty Nine Lakhs Sixty Three Thousand Three Hundred Fifty Two and Paise Sixty Two Only)** Plus further interest thereon from **01.01.2024** along with suit expenses ,costs and other legal charges due to Ernakulam ARM Branch of Canara Bank from borrower **Mr Kishore A and Guarantor Mrs Rani Kishore**

#### Details and full description of the immovable property

1. All part and parcel of 23.60 Ares (58.30 Cents) of land in Re Sy No 237/2/2,237/2/1, block no :22 in Kottarakkara Village,Kottarakkara Taluk, Kollam District and all improvements therein, Owned by Mr Kishore A ,having the boundaries herein under mentioned.  
East: Panchayath Road  
South: Property of Punthala  
West: Property Of Vazhappallil  
North: Property of Punthala
2. All part and parcel of 125.80 ares (311 cents) of land with building in Re Sy No 47/11& 47/8, block no :23 in Kottarakkara Village, Kottarakkara Taluk,Kollam District and all improvements therein, Owned by Mrs Rani Kishore having the boundaries herein under mentioned.  
East: Properties Of Nellivila & Madhavan  
South: Properties Of Vijayan, Nellivila &Raghavan Pillai  
West: Properties of Mohanan, Madhavan& Vazhi  
North: Properties of Sekhara Pillai & Vazhi

3. All part and parcel of 22.00 ares (54.36 Cents ) of land in Re Sy No 63/8 block no :33 in Anchal Village, Punalur Taluk(Formerly Pathanapuram Taluk), Kollam District and all improvements therein, **Owned by Mrs Rani Kishore** having the boundaries herein under mentioned.

**East: Road**

**South: Property Of Daniel**

**West: Property Of Joseph**

**North: Property Of Padmakshi**

For Detailed terms and conditions of the sale please refer the link “ E-Auction” provided in Canara Bank Website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARM Branch, Ernakulam, mail id : [cb2875@canarabank.com](mailto:cb2875@canarabank.com), Ph: [8281991413](tel:8281991413), [0484 2353071](tel:04842353071), [2353072](tel:2353072)

**Date: 01.01.2024**

**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, Ernakulum.  
2<sup>nd</sup> Floor Canara Bank Building Chittoor  
Road,  
Ernakulam South -682016**

2. Name and Address of the Borrowers /Guarantors: 1. **Mr. Kishore A  
S/o Arjunan  
Anjali  
Kannamcode  
Vettikkavala  
Pin 691538**

2. **Mrs Rani Kishore  
W/o Mr Kishore A  
Anjali  
Kannamcode  
Vettikkavala  
Pin 691538**

3. Total liabilities as on 31.12.2023: **Rs 29,89,63,352.62 (Rupees Twenty Nine Crores Eighty Nine Lakhs Sixty Three Thousand Three Hundred Fifty Two and Paise Sixty Two Only)  
Plus further interest thereon from 01.01.2024  
along with suit expenses ,costs and other legal charges**

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

(b) Details of Auction Service Provider : **M/s Canbank Computer Services Ltd.,  
No.218, J P Royale, I st Floor, Sampige Road,  
Malleswaram Bengaluru 560003**

**Contact no: 080 -23469665, 91**

**9832952602/9480691777),**

**e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)**

(c) Date & Time of e-auction : 15.02.2024 between **11.30 AM and 12.30 PM**  
(With unlimited extension of 5 minutes duration  
each till sale is concluded)

(d) Portal of E Auction : [www.indianbankseauction.com](http://www.indianbankseauction.com)

5. Last Date for receipt of Tender  
Documents (**Online/ Offline**) :

**13.02.2024 till 5.00 PM**

6. Address in which the tender  
document to be submitted :

**Canara Bank Arm Branch, Ernakulum.  
2<sup>nd</sup> Floor Canara Bank Building Chittoor Road,  
Ernakulam South -682016**

7. Reserve Price of Property :

**Item No 1. Rs 94.50 Lakhs(Rupees Ninety  
Four Lakhs Fifty Thousand  
Only)**

**Item No 2. Rs 88.50 Lakhs(Rupees  
Eighty Eight Lakhs Fifty  
Thousand Only)**

**Item No 3. Rs 177 Lakhs(Rupees One  
Crore Seventy Seven Lakhs  
Only)**

8. Earnest Money Deposit (EMD)  
and last date of receipt of EMD :

**Item No 1. Rs 9.45 Lakhs(Rupees Nine Lakhs  
Forty Five Thousand Only)**

**Item No 2. Rs 8.85 Lakhs(Rupees Eight Lakhs  
Eighty Five Thousand Only)**

**Item No 3. Rs 17.70 Lakhs(Rupees Seventeen  
Lakhs Seventy Thousand Only)**

**on or before 13.02.2024**

## **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.indianbankseuction.com](http://www.indianbankseuction.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](mailto: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.indianbankseuction.com](http://www.indianbankseuction.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)** Email id: [eauction@ccsl.co.in](mailto: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, A/c No. 209272434 IFSC code: CNRB0002875 on or before 13.02.2024 upto 5.00 pm.**

After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **13.02.2024 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.
- 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/- for item no 1,2 & Rs 1,00,000/- for item no 3**. 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.
- k.** ***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.***
- l.** All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- m.** Authorized 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 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.
- o.** 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](mailto: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](mailto:eauction@csl.co.in)
- Website: [www.indianbankseauction.com](http://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: Ernakulam  
**Date: 01.01.2024**

**AUTHORISED OFFICER  
CANARA BANK**