



## SALE NOTICE

### E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 symbolic possession of which has been taken by the Authorised Officer of **Chavakkad Branch** of the Canara Bank, will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on **31-05-2024** for recovery of **Rs. 2,27,04,249.63 ( Rupees Two Crore Twenty Seven Lakh Four Thousand Two hundred and forty nine and Paise Sixty Three only)** as on 22-04-2024 plus further interest along with suit expenses and other charges due to the **Chavakkad Branch of Canara Bank** from **Sri.Shafeer I K(applicant) ,Smt.Ramseela M M (applicant) and Smt.Surayyalthikkat Mohammed( Guarantor )**

The reserve price for Property will be **Rs.1150000.00 (Rupees One Crore Fifteen lakhs only)** and the Earnest Money Deposit (EMD) will be **Rs.1150000.00 (Rupees Eleven Lakh fifty thousand only)**.

The Earnest Money Deposit shall be deposited on or before **29-05-2024**

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

There are no known encumbrances to the bank.

#### **Item I :**

All part and parcel of land having an extent of 10.52 ares in Sy No.243/4-5 and other improvements thereon in VadanapillyPanchayath, Chavakkad Taluk, Thrissur District in the name of **Sri.Shafeer I Kand** bounded by:

Bounded as per sale deed 905/2019, Vadanappilly Sub Registry

East : Item II

North :Property of C H Orphanage

West : Property of Panikkaveetil Anwar and Road

South : Property of PuthenveetilKunjumon

#### **Item II:**

All part and parcel of land having an extent of 7.28 ares in Sy No.243/5A-4 with residential building and other improvements thereon in VadanapillyPanchayath, Chavakkad Taluk, Thrissur District in the name of **Sri.Shafeer I Kand** bounded by:

Bounded as per sale deed 905/2019, Vadanappilly Sub Registry

East : Panchayath Road

North :Property of Paduvinal Mohammed

West : Item I

South : Property of KarappamveetileAhammed

Canara Bank, Chavakkad Branch First Floor, Kammu's Arcade  
EnamavuRoadChavakkad , Thrissur District - 680506, PHONE : 0487 2507903, 8281991408



For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Manager, Canara Bank Chavakkad Branch, Ph. No 0487 2507903, 8281991408 during office hours on any working day.

Date: 23-04-2024  
Place: Chavakkad

Authorised Officer  
Canara Bank

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-04-2024**

Name and Address of the Secured Creditor

**Canara Bank Chavakkad Branch**  
First Floor, Kammu's Arcade  
Enamavu Road  
Chavakkad, Thrissur District - 680506

Name and Address of the Borrower(s)/

**Sri.Shafeer I K**  
MIDMAC Contracting COLLC,  
P O BOX 1758, Doha, Qatar  
&  
Ithikattu House, Kadappuram PO,  
Thrissur, Kerala - 680514

**Smt.Ramseela M M**  
W/O Shafeer I K  
Ithikattu House, Kadappuram PO,  
Thrissur, Kerala - 680514

**Smt.Surayyalthikkat Mohammed**  
W/O Jahangir Habeebullah,  
Ithikkat House, Anjangadi Kadappuram  
Chavakkad, Thrissur, Kerala 680514

Total liabilities

**Rs. 2,27,04,249.63 ( Rupees Two Crore Twenty Seven Lakh Four Thousand Two hundred and forty nine and Paise Sixty Three only) as on 22-04-2024 plus further interest along with suit expenses and other charges**

Mode of Auction

E- auction

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| Details of Auction service provider            | <b>M/s E-procurement Technologies Ltd (Auction Tiger),A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515,Email id:kerala@auctiontiger.net.</b> |
| Date & Time of Auction                         | <b>31-05-2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)</b>  |
| Place of Auction<br>First floor Kammu's Arcade | Canara Bank Chavakkad ,<br>Enamavu Road<br>Chavakkad , Thrissur District - 680506  |
| Reserve Price                                  | <b>Rs.115.00 Lakhs ( Rupees One Crore Fifteen Lakhs only)</b>  |

**OTHER TERMS AND CONDITIONS:**

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://canarabank.auctiontiger.net>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer,
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Chavakkad Branch on or before **29-05-2024**.
- 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.

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- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29-05-2024**, 5.00 PM, to Canara Bank, Chavakkadbranch by hand or by email.
- i) Demand Draft/Pay order towards EMD amount.
  - ii) 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.
  - iii) Bidders Name. Contact No. Address, E Mail Id.
  - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://canarabank.auctiontiger.net> 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. 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.25,000/- .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, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

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- k) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs Only) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised 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 the internet but interested in participating the e-auction, they can approach Canara Bank Regional Office, Thrissur or Canara Bank Chavakkad branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Chavakkad Branch (Ph. No 0487 2507903, 8281991408 E-mail ID:[cb1989@canarabank.com](mailto:cb1989@canarabank.com) or the service provider M/s e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net. Web site: <https://canarabank.auctiontiger.net>

Place: Chavakkad  
Date: 23-04-2024

Authorised Officer  
Canara Bank

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