

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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), Guarantor (s) and Legal Heir(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **Bharananganam Branch** of the **Canara Bank**. will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.04.2024**, for recovery of **Rs. 51,12,607.52 (Rupees Fifty one lakhs twelve thousand six hundred and seven and Paise fifty two only) plus interest, legal expenses and cost due to Bharananganam Branch of Canara Bank from Sri Jayasankar Puthenpurackal (Borrower) and Legal heirs of Late Sri PN Sukumaran Nair (Co-Borrower) namely Sri Jayakrishnan, Sri Jayasankar, Smt Ajithakumari, Smt Jyothilekshmi.**

The reserve price will be **Rs.52,00,000 (Rupees Fifty two lakhs only)** and the earnest money deposit will be **Rs 5,20,000 (Rupees Five Lakhs twenty thousand only)**. The Earnest Money Deposit shall be deposited on or before **26.04.2024, 4.00pm.**

Details and full description of the immovable property

All that part and parcel of the property having an extent of 4.05 Ares of land in Re Sy No. 181/3-1, 6.07 Ares in Re Sy No. 181/3-2, 6.07 Ares in re Sy No. 181/3-3 and 6.07 Ares in re Survey no. 181/3-4 in Block No.43 of Kondoor Village, Meenachil taluk, Kottayam District owned by Sri PN Sukumaran Nair(Late):

"As per the latest encumbrance certificate a transaction has been recorded w.r.t the property after the property was mortgaged with the bank"

Boundaries:

EAST:- Road and property of Pizharukunnel Family

SOUTH: property of Pizharukunnel family


WEST: Properties of Vazhayil and Mandapathil Families

NORTH: Property of Mandapathil and Method Families

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Senior Manager, Canara Bank, Bharananganam**, Ph. No. 04822 237500 or 82812991497 during office hours on any working day.

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी **Authorised Officer**


Authorized Officer
Canara Bank

Date: 25.03.2024

Place: Bharananganam

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.03.2024

1	Name and Address of the Secured Creditor	Canara Bank, Bharananganam
2	Name and Address of the Borrower(s)/ Guarantor(s) /Legal Heir(s)	Sri Jayasankar Puthenpurackal Puthenpurackal (H), Thidanadu, Kondoor PO Sri Jayakrishnan, S/O late Sukumaran nair Pisharakunnelaya Puthanpurakkal Kidnadu, Thidanadu PO, Kottayam – 686123 Sri Jayasankar, S/O late Sukumaran nair Pisharakunnelaya Puthanpurakkal Kidnadu, Thidanadu PO, Kottayam – 686123 Smt Ajithakumari, W/O late Sukumaran nair Pisharakunnelaya Puthanpurakkal Kidnadu, Thidanadu PO, Kottayam – 686123 Smt Jyothilekshmi, D/O late Sukumaran nair Pisharakunnelaya Puthanpurakkal Kidnadu, Thidanadu PO, Kottayam – 686123
3	Total liabilities as on 16.02.2024	Rs. 51,12,607.52 (Rupees Fifty one lakhs twelve thousand six hundred and seven and Paise fifty two only)
4	(a) Mode of Auction	E-Auction
(b)	Details of Auction service provider	M/s Canara Bank Computer Services Limited (CCSL)
(c)	Date & Time of Auction	30.04.2024 10AM
(d)	Place of Auction	Online
5	Reserve Price	Rs.52,00,000(Rupees Fifty two lakhs only)

Other Terms and Conditions

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website [eauction@csl.co.in/ indianbankseuction.com](mailto:eauction@csl.co.in). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, on 26.04.2024 up to 4.00pm.
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara Bank, Bharananganam** or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Bharananganam Branch**, Account No **209272434** IFSC Code: **CNRB0004672** on or before **26.04.2024 up to 4.00pm**

- 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 Canara Bank Computer Services Ltd**, No 218, J P Royale, 1st floor Sampige Road, Malleswaram, ccsleauction@gmail.com, 9480691777.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.04.2024 up to 4.00pm**, to **Canara Bank, Bharananganam Branch** by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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 eauction@ccsl.co.in 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 Canara Bank Computer Services Ltd, No 218, J P Royale, 1st floor Sampige Road, Malleswaram, ccsleauction@gmail.com, 9480691777.
- 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 multiples of **Rs 10000**(The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of **Rs. 10000** as incremental value). 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50,00,000/- (Rupees Fifty lakhs) 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 concerned Circle office or **Canarabank Bharananganam Branch** who, as a facilitating centre, shall make necessary arrangements.
- o) For further details, contact **The Senior Manager, Canara Bank, Bharananganam Branch, Kottayam** (Ph. No. 04822 237500 or 8281991497 e-mail id cb4672@canarabank.com or the service provider M/s Canara Bank Computer Services Ltd, No 218, J P Royale, 1st floor Sampige Road, Malleswaram, ccsleauktion@gmail.com, 9480691777.

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: Bharananganam
Date: 25.03.2024

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For CANARA BANK


प्राधिकृत अधिकारी Authorised Officer

Authorised Officer
Canara Bank
