

2. All that part and parcel of vacant land(4.05 Ares) in Sy No 84/5-4 along with 1.21 Ares in Re Sy No:84/13/3 at Velinallur village, Kottarakkara Taluk, Kollam District Owned by Mr.Sudharman as below :

Boundaries:

East : Property of Rajendran

West: Private Road

South: Property of Rajan

North: Private Road

3. All that part and parcel of Land (24.00 Ares) Re Sy No 370/10 Velinalloor village, Kottarakkara, Kollam District with Factory Building thereon Owned by Mr.Sudharman as below :

Boundaries:

East : Property of Dileep

West: Property of Surendran Pillai & Lalitha

South: Path way towards Dileep & Surendran Pillai Property

North: Property of Surendarn Pillai & Dileep

4. All that part and parcel of Land (4.60 Ares) in Re Sy No:33/21-4 & 33/28 of Odanavattom Village, Kollam District with Residential Building thereon in the name of Smt.Omana as below :

Boundaries:

East : Property of Yohannan

West: Property of Johnson

South: PWD Road

North: Property of Johnson

For Detailed terms and conditions of the sale please refer the link “ E-Auction” provided in Canara Bank Website (or may contact Chief Manager, ARM Branch, Ernakulam, mail id: cb2875@canarabank.com,Contact : 0484 2353071,2353072

Date: 25.07.2024

Place: Ernakulam


Authorized Officer
CANARA BANK

ए आर एम शाखा /ARM Branch 2nd FLOOR
CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH
एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com
PH:0484-2353072,2353071

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor:

Canara Bank ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South-682016

2. Name and Address of the Borrowers /Guarantors:

1. M/s.KRIPA CASHEW

Represented by Prop.Sudharman

Kariganoor (P.O)
Thanimoodu
Thiruvanthapuram-695123

2.Mr.SUDHARMAN(Proprietor)

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

3.Mrs.OMANA(Guarantor)

W/o Mohanan
Mukaluvila Vadakkathil
Odanavattom
Kottarakkara
Kollam-691512

4.Mr.BIJU C(Guarantor)

Nitin Villa
Thamanakudy
Klayapuram, Kollam-691560

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5.Miss.AMMU(D/o Late Smt.Sulaja,Guarantor)

Represented by Mr.Sudharman

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

6.Miss.ARCHANA(D/o Late Smt.Sulaja,Guarantor)

Represented by Mr.Sudharman

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

7.Mr.SUDHARMAN

(Legal Heir of Mrs.Sulaja)

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

8.Miss.AMMU

(Legal Heir of Mrs.Sulaja)

Represented by Mr.Sudharman

Puthenvila Veedu
Odanavattom(P.O)
Velliyam
Kottarakkara
Kollam-691540

9.Miss.ARCHANA

(Legal Heir of Mrs.Sulaja)

Represented by Mr.Sudharman

Puthenvila Veedu

Odanavattom(P.O)

Velliyam

Kottarakkara

Kollam-691540

3. Total liabilities as on **29.02.2024** : **Rs.7,88,81,000.98/- (Rupees Seven Crores Eighty Eight Lakhs Eighty One Thousand and Paise Ninety Eight Only)** Plus further interest thereon from 01.03.2024 along with suit expenses and other legal charges

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

(b) Details of Auction Service Provider:

M/s PSB Alliance (Ebkray)

Helpdesk No.: 8291220220

E mail: support.ebkray@psballiance.com

Website: <https://ebkray.in/>

(c) Date & Time of e-auction: 23.08.2024 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 : <https://ebkray.in/>

5. Last Date for receipt of Tender Documents (**Online/ Offline**) **21.08.2024 till 5.00 PM**

6. Address in which the tender document to
To be submitted : **Canara Bank ARM Branch, Ernakulam.
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016**

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7. Reserve Price : Item 1. Rs.10.00 Lakhs (Rupees Ten Lakhs only)
Item 2. Rs.14.00 Lakhs (Rupees Fourteen Lakhs only)
Item 3. Rs.34.00 Lakhs (Rupees Thirty Four Lakhs only)
Item 4. Rs.38.00 Lakhs (Rupees Thirty Eight Lakhs only)
8. Earnest Money Deposit (EMD) : Item 1. Rs. 1.00 lakh (Rupees One Lakh only) on or before 21.08.2024
and last date of receipt of EMD Item 2. Rs.1.40 lakhs (Rupees One Lakh Fourty Thousand only) on or before 21.08.2024
Item 3. Rs.3.40 Lakhs (Rupees Three Lakhs Fourty Thousand only) on or before 21.08.2024
Item 4. Rs.3.80 Lakhs (Rupees Three Lakhs Eighty Thousand only) on or before 21.08.2024

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 :

- The property will be sold in "as is where is and as is what is and whatever there is" basis including encumbrances, if any.
- 'Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in/>. 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 Authorized Officer, on 19.08.2024 between 10.00 AM and 5.00 PM.
- 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.

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- 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 PSB Alliance (Ebkray), Helpdesk No. 8291220220, Email: support.ebkray@psballiance.com**. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f. Intending bidders should register their names at portal <https://ebkray.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 PSB Alliance (Ebkray), Helpdesk No. 8291220220, Email: support.ebkray@psballiance.com**.
- 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, 209272434 IFSCcode: CNRB0002875 on or before 21.08.2024 up to 5.00 pm.**
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.08.2024 up to 5.00 PM**, to Canara Bank, ARM Branch, Ernakulam by hand or by email.
- Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- i. 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.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Item 1 & 2.Rs.25000, Item 3 & 4. Rs.50000**. 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.
- k. 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.

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