

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 possession of which has been taken by the Authorised Officer of **Guruvayur Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **31.08.2024** for recovery of **Rs.3,35,45,017.25(Rupees Three Crore Thirty Five Lakhs Forty Five Thousand Seventeen and Twenty Five Paisa only)** as on **18.07.2024** plus further interest along with suit expenses and other charges due to the **Guruvayur Branch** of Canara Bank from borrowers/guarantors **Mr. Kamarudheen K A, S/O Ahammed ,Mrs. Rubeena, W/O Kamarudheen & Yousaf E P, S/O Mohammed.**

The reserve price will be **Rs.1,44,00,000 (Rupees One Crore Forty Four Lakhs only)** and the earnest money deposit (EMD) will be **Rs.14,40,000.00 (Rupees Fourteen Lakhs Forty Thousand only).**

The Earnest Money Deposit shall be deposited on or before **29.08.2024.**

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

There are no known encumbrances to the bank.

All part and parcel of land having an extent of 16.80 cent (6.80 ares) in Re Sy No.36/2 with 3000 sq. ft residential building and other improvement thereon in Chavakkad Village, Chavakkad Taluk, Guruvayoor Municipality ,Thrissur District in the name of **Mr. Kamarudheen K A, S/O Ahamed and Mrs. Rubeena Kamarudheen, W/O Kamarudheen** and bounded by:

East: Property of Aboobacker

North: Property of Khader and Premlatha

West: Property of Karim

South: Private road and property of Imthias

For detailed terms and conditions of the sale please refer the link **<https://ebkray.in>** or may contact Manager, Canara Bank **Guruvayur Branch**, 8281991428 during office hours on any working day.

Date: 19.07.2024

Place: Thrissur

Authorised Officer

Canara Bank

Internal

वसूली व विधि अनुभाग

क्षेत्रीय कार्यालय

तृश्शूर - 680007

R & L SECTION

REGIONAL OFFICE

THRISSUR – 680007

☎: 8281999827

✉: rotcrrec@canarabank.com

Web : www.canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.07.2024

Name and Address of the Secured Creditor

Canara Bank Guruvayur Branch
Venu's Enclave Near Railway Gate,
Thrissur Road, Guruvayur Thrissur
District – 680101

Name and Address of the Borrower(s)/Guarantors

Sri. Kamarudheen K A
S/O Ahamed
Pokkakillath House
Chakkamandam Paluvai
Thrissur 680522

Sri. Kamarudheen K A
Post Box No 1802
Sense Gen Trading
Doha Qatar
Doha

Smt. Rubeena Kamarudheen
W/O Kamarudheen
Pokkakillath House
Chakkamandam Paluvai
Thrissur 680522

Sri. Yousaf E P
S/O Mohammed
Elayadath Puthenveettil
Edakkazhiyur

Thrissur 680515

Total liabilities

**Rs.3,35,45,017.25(Rupees Three Crore
Thirty Five Lakhs Forty Five Thousand
Seventeen and Twenty Five Paise only)
as on 18.07.2024 plus further interest
along with suit expenses and other
charges**

Mode of Auction

E- auction

Details of Auction service provider

M/s PSB Alliance Ltd(ebkray)

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Web : www.canarabank.com

Unit1,3rd Floor,VIOS Commercial
Tower,Near Wadala Truck
terminal,Wadala East,Mumbai-400037
Ph-8291220220, Email-
Support.ebkay@psballiance.com

Date & Time of Auction

31.08.2024, 11.00 AM to 12.00 Noon
(With unlimited extensions of 5
minutes duration each till sale is
concluded)

Place of Auction

Canara Bank Guruvayur Branch
Venu's Enclave Near Railway Gate,
Thrissur Road, Guruvayur Thrissur
District – 680101

Reserve Price

1,44,00,000 (Rupees One Crore Forty Four
Lakhs only)

OTHER TERMS AND CONDITIONS:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkay.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 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, Guruvayur Branch on or before **29.08.2024**.
- 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 PSB Alliance Ltd(ebkay) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037 Ph-8291220220,Email-Support.ebkay@psballiance.com
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.08.2024, 5.00 PM**, to Canara Bank, **Guruvayur** branch by hand or by email.

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- 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://ebkgray.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 Ltd(ebkgray) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037 Ph-8291220220,Email-Support.ebkgray@psballiance.com
- 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.
- k) For sale proceeds of Rs. 50 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 Guruvayur branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank **Guruvayur** Branch, 8281991428 E-mail ID: cb0838@canarabank.com or the service provider M/s PSB Alliance Ltd(ebkgray) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037Ph-8291220220, Email-Support.ebkgray@psballiance.com

Place: Thrissur
Date:18.07.2024

Authorised Officer
Canara Bank

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