

संदर्भ सं./ Ref: RB1511/ARM /CALICUT /SARFAESI-SN-ACS2025

दिनांक/ Date: 15.11.2025

TO
BORROWER/ GUARANTOR/MORTGAGOR

RABEESH BABU P
S/O BABU
PAIKKADAN HOUSE
VALLIKUNNU PANTHEERANKAVU
KOZHIKODE
KERALA-673019

RAMANI
W/O BABU
PAIKADAN HOUSE NUDUM PARAMBA KUNNU
PANTHEERANKAVU
KOZHIKODE
KERALA 673019

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, **Specialized ARM branch, Kozhikode** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our, **Specialized ARM branch, Kozhikode** of Canara Bank.

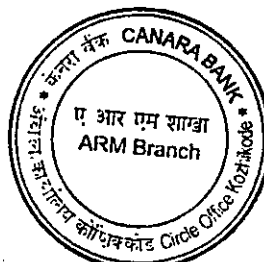
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice. Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice being published in the Newspaper containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

कुत केनरा बैंक
For Canara Bank
Yours faithfully,

प्राधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शास्त्रा / A.R.M. Shastri
कोझिकोड / Kozhikode
Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE



A R M BRANCH, KOZHIKODE CIRCLE OFFICE KOZHIKODE, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001 cb7594@canarabank.com Ph. 9188406941



SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 constructive 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 **31/12/2025** for recovery of **Rs.44,03,983.33/-** (Forty-Four Lakh Three Thousand Nine Hundred and Eighty-Three Rupees and Thirty-Three Paise Only), as on 10/11/2025 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers:

Rabeesh Babu P, S/o Babu, Paikkadan house, Vallikunnu pantheerankavu, Kozhikode, Kerala-673019

Ramani, W/o Babu, Paikadan house, Nudum Paramba Kunnu, Pantheerankavu, Kozhikode Kerala-673019

The reserve price will be **Rs.42,80,000/- (Forty-Two Lakh Eighty Thousand Rupees Only)** and the earnest money deposit will be **Rs.4,28,000/- (Four Lakh Twenty-Eight Thousand Rupees Only)**

Details and full description of the immovable properties:

All that part parcel of the land to the extent of Rs.29321 Ares (2.839 Ares (as per Thandaper Sy No 55/58 + 0.09312 Ares (as per Thandaper Sy No 55/52)) with residential building in S y No 157/1A and Re Sy No 52/2 of Puthoor Desom, Perumanna Village, Kozhikode Taluk, Mavoor Sub District and Kozhikode District in the name of Mr Rabeesh Babu and Smt Ramani

Boundaries as per location Certificate:

East- Property in the possession of Ramadasan

North: Property in possession of Kanakan and Property in possession of others

West: way, property in possession of Pushpan and Property in possession of others

South: Property in possession of Pushpan

For Detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank Website (www.canarabank.bank.in) or may contact Authorized Officer ARM Branch, Kozhikode, mail id : cb7594@canarabank.com, Ph: 9188406941

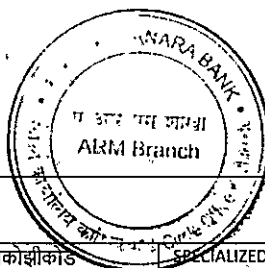
Date: 15.11.2025

Place: Kozhikode

കുത കേനറാ ബैंक
For Canara Bank

പ്രാधिकृत अधिकारी
ए.आर.एम. कोच्चि
A.R.M Branch Kozhikode
Authorized Officer
CANARA BANK

*Excluding movables



<p>കോഴിക്കോട് സ്പെഷലൈസ്ഡ് എ.ആർ.എം. ബ്രാഞ്ച്, ഹോട്ടൽ ഫോർ, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം</p>	<p>ആസ്തിവസ്തുപ്രബന്ധനകോഴിക്കോട് പള്ളിമംഗലം, ഹോട്ടൽ ഫോർ, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം</p>	<p>SPECIALIZED ARM BRANCH KOZHIKODE, FIRST FLOOR, HOTEL FOURA.BLDG, MAVOOR ROAD, KOZHICODE-673001 KERALA</p>	<p>☎ : 9188406941 ✉ : cb7594@canarabank.com Web : www.canarabank.bank.in</p>
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. Rabeesh Babu P, S/o Babu, Paikkadan house, Vallikunnu pantheerankavu, Kozhikode, Kerala-673019 2. Ramani, W/o Babu, Paikadan house, Nudum Paramba Kunnu, Pantheerankavu, Kozhikode Kerala-673019
3.	Total liabilities as on 10/11/2025	Rs.44,03,983.33/- (Forty-Four Lakh Three Thousand Nine Hundred and Eighty-Three Rupees and Thirty-Three Paise Only), as on 10/11/2025 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction Service Provider	M/s PSB Alliance Pvt Ltd (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction :	31.12.2025 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	<u>Details and full description of the immovable properties:</u> All that part parcel of the land to the extent of Rs.29321 Ares (2.839 Ares (as per Thandaper Sy No 55/58 + 0.09312 Ares (as per Thandaper Sy No 55/52)) with residential building in S y No 157/1A and Re Sy No 52/2 of Puthoor Desom, Perumanna Village, Kozhikode Taluk, Mavoor Sub District and Kozhikode District in the name of Mr Rabeesh Babu and Smt Ramani <u>Boundaries as per location Certificate:</u> East- Property in the possession of Ramadasan North: Property in possession of Kanakan and Property in possession of others West: way, property in possession of Pushpan

		and Property in possession of others South: Property in possession of Pushpan
6.	Last Date for receipt of Tender Documents (Online/ Offline)	30.12.2025 till 4.00 PM
7.	Address in which the tender document to be submitted	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
8.	Reserve Price of Property:	Rs.42,80,000/- (Forty-Two Lakh Eighty Thousand Rupees Only)
9.	Earnest Money Deposit (EMD) and	Rs.4,28,000/- (Four Lakh Twenty-Eight Thousand Rupees Only)
10	Last date of receipt of EMD	On or before 30.12.2025 before 4.00 pm
11	The property can be inspected Date & Time	with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM

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/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- b. The property/ies will be sold above the Reserve Price.
- 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. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email:support.baanknet@psballiance.com.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.4,28,000/- (Four Lakh Twenty-Eight Thousand Rupees Only) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 30.12.2025 at 04.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (Incremental amount/price) mentioned under the column

"Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

- g. The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank ARM Branch Kozhikode, IFSC Code CNRB0007594.
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on any working day between 10.00 AM and 5.00 PM.

<p>കോഴിക്കോട് സ്പെഷലൈസ്ഡ് എ.ആർ. ബ്രാഞ്ച്, എം.ബി.എം. ബി.ഡി.സി., ഹോട്ടൽ ഫോർ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം</p>	<p>അധികൃത സൂചിപ്പിച്ച കോഴിക്കോട് സ്പെഷലൈസ്ഡ് എ.ആർ. ബ്രാഞ്ച്, ഹോട്ടൽ ഫോർ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം</p>	<p>☎ : 9188406941 ✉ : cb7594@canarabank.com Web : www.canarabank.bank.in</p>
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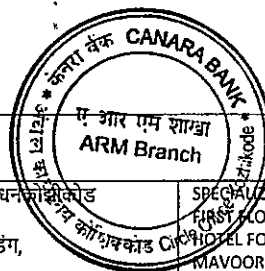
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.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: Kozhikode
Date: 15.11.2025

കുത കേനര ബാങ്ക്
For Canara Bank
പ്രാധികൃത അധികാരി / Authorised Officer
എ.ആർ.എം. ബ്രാഞ്ച് കോഴിക്കോട്
A.R.M Branch Kozhikode
AUTHORISED OFFICER
CANARA BANK



കോഴിക്കോട് സ്പെഷ്യലൈസ്ഡ് എ.ആർ.എം. ബ്രാഞ്ച്, ഒന്നാം നില, ഹോട്ടൽ ഫോറാ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം	ആസ്തിവസ്തു പ്രവർത്തന കോഴിക്കോട് ഫസ്റ്റ് ഫ്ലോർ, ഹോട്ടൽ ഫോറാ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം	SPECIALIZED ARM BRANCH KOZHICODE, FIRST FLOOR, HOTEL FOURA BLDG, MAVOOR ROAD, KOZHICODE-673001 KERALA	☎ : 9188406941 ✉ : cb7594@canarabank.com Web : www.canarabank.bank.in
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