

To

Mr RAMESH M
S/o MUKUNDAN NAIR
PRASOOTHY VILLA, KOONATHARA PO
PALAKKAD 679 523
MOB :: 91 9946565656

Mrs NISHA RAMESH
W/o RAMESH
PRASOOTHY VILLA, KOONATHARA PO
PALAKKAD 679 523
MOB :: 91 9947287772

M/s K K DISTRIBUTORS
REPRESENTED BY PROPRIETOR NISHA RAMESH
8/124-1 KAVALAPPARA ROAD, ARANI
SHORANUR, PALAKKAD 679 523
MOB :: 91 7809157777

Internal

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) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Shoranur branch of the Canara Bank will be sold on "As is where is", "As is what is", and " Whatever there is" on 20/12/2025, for recovery of **₹1,58,95,813.60 (Rupees One Crore Fifty Eight Lakh Ninety Five Thousand Eight Hundred & Thirteen, Paise Sixty Only)** and interest from 01/11/2025 & Legal expenses and cost due to the Shoranur Branch of Canara Bank from Borrowers/guarantor (1) M/S K K DISTRIBUTORS REPRESENTED BY PROPRIETOR NISHA RAMESH, 8/124-1 KAVALAPPARA ROAD, ARANI, SHORANUR, PALAKKAD 679523 (2) Sri RAMESH M, S/o MUKUNDAN NAIR, PRASOOTHY VILLA, KOONATHARA PO, PALAKKAD 679523 & (3) Mrs NISHA RAMESH, W/o RAMESH, PRASOOTHY VILLA, KOONATHARA PO, PALAKKAD 679523

The reserve prices will be:

ITEM NO 1: ₹78,00,000/- (Rupees Seventy Eight Lakh Only) and the earnest money deposit will be **₹7,80,000 (Rupees Seven Lakh Eighty Thousand Only)**

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ITEM NO 2: ₹48,00,000/- (Rupees Forty Eight Lakh Only) and the earnest money deposit will be ₹4,80,000 (Rupees Four Lakh Eighty Thousand Only)

ITEM NO 3: ₹12,00,000/- (Rupees Twelve Lakh Only) and the earnest money deposit will be ₹1,20,000/- (Rupees One Lakh Twenty Thousand Only)

DETAILS OF PROPERTIES

ITEM NO 1

All The Part and Parcel of Land measuring 8.13 Cents along with 2352 Sq. Ft Residential Building Situated at Sy No. 44/4, Koonathara Amsom Desom, Vaniyamkulam I Village, Vaniyamkulam Panchayath, Ottapalam Taluk, Palakkad District

Boundaries:

East :: Share Sold to Indira
South :: Property of Suresh , PWD Road
North :: Property of Prabhakaran
West :: Plot of Unnikrishnan & Suresh

ITEM NO 2

Internal

All the part and parcel of 22.74 cents of land situated at Sy No 63/1, Karakkad Amsom, Eruppe Desom, Shoranur 1 Village, Ottapalam Taluk, Palakkad District

Boundaries:

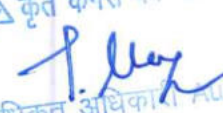
East :: Municipal Road, Thodu
South :: Property of Saritha and Sreeja
North :: Thodu and property of Balan
West :: Property of Prakash

ITEM NO 3

All The Part and Parcel of 5 ¼ Cents of Land Along with Workshop Building Situated at Sy No 114/8, Koonathara Amsom Desom, Vaniyamkulam 1 Village, Vaniyamkulam Panchayath, Ottapalam Taluk, Palakkad District.

Boundaries

East :: Property of Krishnankutty & Anandan
South :: Property of Krishnankutty
North :: Private Way
West :: Panchayath Road


कृते केनरा बैंक For Canara Bank
प्राधिकृत अधिकारी Authorised Officer

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) and service provider website <https://baanknet.com/> - M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address: support.baanknet@psballiance.com or may contact Recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 7306422175, 9633975119, 9495694504) during office hours on any working day.

Date : 29/11/2025

Place : Palakkad


कृते केनरा बैंक For Canara Bank
प्राधिकृत अधिकारी Authorised Officer
Authorized Officer
CANARA BANK

Internal

Internal

REGIONAL OFFICE

SAFE WAY COMPLEX PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 29/11/2025

1	Name and Address of the Secured Creditor	CANARA BANK SHORANUR
2	Name and Address of the Borrower(s) & Guarantor(S)	Mr RAMESH M S/o MUKUNDAN NAIR PRASOOTHY VILLA, KOONATHARA PO PALAKKAD 679 523 Mrs NISHA RAMESH W/o RAMESH PRASOOTHY VILLA, KOONATHARA PO PALAKKAD 679 523 M/s K K DISTRIBUTORS REPRESENTED BY PROPRIETOR NISHA RAMESH 8/124-1 KAVALLAPPARA ROAD, ARANI SHORANUR, PALAKKAD 679 523
3	Property in the name of	Mrs RAMESH M
4	Total liabilities as on 27/11/2025	₹1,58,95,813.60 (Rupees One Crore Fifty Eight Lakh Ninety Five Thousand Eight Hundred & Thirteen, Paise Sixty Only) Plus future Interest & Other Costs
5	a) Mode of Auction	ONLINE
	b) Details of Auction service provider	M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address: support.BAANKNET@psballiance.com
	c) Date & Time of Auction	20/12/2025 Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.
	d) Portal of E Auction	https://baanknet.com/
	e) Reserve Price	<ul style="list-style-type: none"> ITEM NO 1: ₹78,00,000/- (Rupees Seventy Eight Lakh Only) ITEM NO 2: ₹48,00,000/- (Rupees Fourty Eight Thousand Only) ITEM NO 3: ₹12,00,000/- (Rupees Twelve Lakh Only)
6	Earnest Money Deposit (EMD) and last date of receipt of EMD	<ul style="list-style-type: none"> ITEM NO 1: ₹7,80,000/- (Rupees Seven lakh Eighty Thousand Only) ITEM NO 2: ₹4,80,000/- (Rupees Four Lakh Eighty Thousand Only) ITEM NO 3: ₹1,20,000/- (Rupees One Lakh Twenty Thousand Only) <p>19/12/2025 till 05:00PM</p>

7. 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 will be sold in "as is where is and as is what is" basis including encumbrances, if any.
- b. 'Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- 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. 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.
- e. The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password & EMD amount of 10% of the Reserve Price is to be deposited to the Wallet of the Service Provider by way of Debit Card/UPI/NEFT/RTGS.
- f. 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.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.10,000/-**. 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.
- h. 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.
- i. ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
- j. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- k. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

REGIONAL OFFICE

SAFE WAY COMPLEX PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007

- l. In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Circle Office or Regional Office Palakkad who, as a facilitating centre, shall make necessary arrangements.
- m. For further details Recovery Section, Regional Office, Palakkad, Canara Bank; (Ph. No 7306422175, 9633975119, 94956945404) may be contacted during office hours on any working day, ropkdrec@canarabank.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.

Internal

Place: PALAKKAD

Date : 29/11/2025

कृते केनरा बैंक For Canara Bank

प्राधिकृत अधिकारी Authorised Officer

Authorised Officer
CANARA BANK