

**SALE NOTICE**

**E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & 9 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 properties mortgaged to the Secured Creditor, the 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 **23.02.2024** for recovery of **Rs.11,92,94,390.18** (Rupees. Eleven Crore Ninety Two Lakhs Ninety Four Thousand Three Hundred Ninety and Paise Eighteen only ) Plus further interest thereon from 04.01.2024 along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from borrower **M/s Bismillah Cashew Company** represented by proprietor **Mr Sujin Shamsudheen** and guarantors **1) Mrs Amina Beevi 2) Mrs Shyla S 3) Mrs Rubeena Arshad 4) Mr Arshad Sainudheen 5) Muhammed Shan 6) Shahina Mol and 7) Mr Sujin Shamsudheen**

**Details and full description of the immovable property**

**Item 1**

All that part and parcel of property measuring 4.20 Ares of land and residential building in Re Sy No.477/1/3, 477/8/3, 477/1-2 and 477/2 in Kilikolloor Village Kollam in the name of Shyla , Shahina Mol and Mohammed Shan.

Boundaries for ReSyno 477/2 and 477/1-2 as per deed :

North : Drainage

East : Property of Abdul Khader

South : Property of Jayasree Ravindran

West : Property of Railway

Boundaries for ReSyno 477/8/3 and 477/1/3 as per deed:

North : Drainage

East : Property of Vijayamma , Sasidharan and others

South : Property of Jayasree Ravindran and others

West : Property of Railway

**Item 2**

All that part and parcel of property measuring 18.62 Ares of land and cashew factory building in Re Sy No.500/12-1 Block No.14 of Kadampanad Village , Adoor taluk Pathanamthitta in the name of Sujin Shamsudheen

Boundaries as per deed

North : Property of Puthenpurayil Omana

South : Property of Shajahan and Noorjahan

East : Panchayath road

West : Property of Shajahan and Noorjahan

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**2<sup>nd</sup> FLOOR CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH एरणाकुलम / Ernakulam - 682016**  
**Email:cb2875@canarabank.com PH:0484-2353072,2353071**

### **Item 3**

All that part and parcel of property measuring 33.48 Ares of land comprised of 1) 28.60 Ares of land in Re Sy No.500/10 2) 4.88 Ares of land in Sy No.500/12 in Block No.14 of Kadambanadu Village Adoor taluk Pathanamthitta in the name of Sujin Shamsudheen

Boundaries for Sy No 500/10 as per deed

North : Property of Rajan  
South : Property of Jayan  
East : Property of Sujin Shamsudheen  
West : Property of Chandran

Boundaries for Sy No 500/12 as per deed

North : Property of Omana and Sujin  
South : Thodu  
East : Property of Sujin and Panchayath road  
West : Property of Raveendran pillai

### **Item 4**

All that part and parcel of property measuring 2.50 Ares of land in Re Sy No.224/6 and 224/6-2 in Block 16 of Kottamkara Village, Kollam in the name of Sujin Shamsudheen and Amina Beevi

Boundaries as per deed

North : Property of Aamina , Al Ameen & 4 meter width pathway  
South : Property of Fouziya  
East : Property of Aamina & Al Ameen  
West : Property of Jaleela

### **Item 5**

All that part and parcel of property measuring 23.47 Ares( 58 cents ) of land in Re Sy No.473/1A1 (Old Sy No.907/8A) in Puliyoorsalai Village , Vilavancode Taluk, Kanyakumari District in the name of Sujin Shamsudheen

Boundaries as per deed

North : Property of Mohanachandran Nair and Other  
South : Property of Jayaraj  
East : Property of Jayaraj  
West : Road

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**Item 6**

All that part and parcel of property measuring 12.50 Ares ( 31 cents ) of land with cashew factory building in Re Sy No.892/2 (Old Sy No.2468/6,7,8) in Marungoor Village, Agastheeswaram Taluk, Kanyakumari District in the name of Sujin Shamsudheen.

Boundaries as per deed

North : Property of George and Karnan  
South : Property of Namachivayam Pillai  
East : Property of Namachivayam Pillai  
West : Channal Karai

For Detailed terms and conditions of the sale please refer the link “ E-Auction” provided in Canara Bank Website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager , ARM Branch ,Ernakulam ,mail id : **cb2875@canarabank.com,Ph:8281991413, 0484 2353071,2353072**

**Date : 10.01.2024**

**Place : Ernakulam**

**Authorized Officer**

**CANARA BANK**

**ए आर एम शाखा / ARM Branch**

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

1. Name and Address of the Secured Creditor: **Canara Bank ARM Branch, Ernakulum.**

**2<sup>nd</sup> Floor Canara Bank Building  
Chittoor Road, Ernakulam South -682016.**

2. Name and Address of the Borrowers : **I) M/s Bismillah Cashew Company**

KP XI/527A

Kallumthazham , Kilikollor P O

Kollam -691004

**II) Mr Sujin Shamsudheen**

S/o Shamsudheen

Saliha Mahal

Chandanathoppe P O

Kollam -691014

**iii) Mrs Amina Beevi**

W/o Sujin Shamsudheen

17/1627 , Njaravila Kizhakkathil

Arunoottimangalam Mangad P O

Kollam -691015

**iv) Mrs Shyla S**

W/o Shihabudheen

Shahina Manzil

Malayalam nagar

TKMC P O , Karikode

Kollam -691005

**v) Mrs Rubeena Arshad**

W/o Arshad

14/221 A , Kalluvila Puthenveedu

Kalathara , Ayiroor P O

Varkala , Trivandrum -691005

**Vi) Mr Arshad Sainudheen**

S/o Sainudheen

14/221 A , Kalluvila Puthenveedu

Kalathara , Ayiroor P O

Varkala , Trivandrum -691005

**Vii) Mr Muhammed Shan S**

S/o Shihabudheen

Shahina Manzil

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Email:cb2875@canarabank.com PH:0484-2353072,2353071

Malayalam Nagar , TKMC P O

Kollam - 691005

Viii) **Mrs Shahina Mol**

D/o Shihabudheen

Shahina Manzil

Malayalam Nagar , TKMC P O

Kollam - 691005

3. Total liabilities as on 05.01.2024 : **Rs.11,92,94,390.18** (Rupees. Eleven Crore Ninety Two Lakhs Ninety Four Thousand Three Hundred Ninety and Paise Eighteen only ) Plus further interest thereon from 04.01.2024 along with suit expenses and other legal charges

4.(a) Mode of Auction : Online

(b) Details of Auction Service Provider : **M/s Canbank Computer Services Ltd.,**  
No.218, J P Royale,I st Floor,Sampige Road,  
Malleswaram Bengaluru 560003  
Contact no: **080 -23469665, 9832952602/9480691777**  
e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

(c) Date & Time of e-auction : **23.02.2024** between **11.30 AM and 12.30PM** (With unlimited extension of 5 minutes duration each till sale is concluded)

(d) Portal of E Auction : [www.indianbankseauction.com](http://www.indianbankseauction.com)

5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **21.02.2024 till 5.00 PM**

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

7. Reserve Price: Item 1 : **Rs.51.00 Lakhs** (Rupees Fifty One Lakhs only)  
Item 2 : **Rs.46.00 Lakhs** (Rupees Fouty Six Lakhs only)  
Item 3 : **Rs.38.00 Lakhs** (Rupees Thirty Eight Lakhs only)  
Item 4 : **Rs.28.00 Lakhs** (Rupees Twenty Eight Lakhs only)  
Item 5 : **Rs.68.00 Lakhs** (Rupees Sixty Eight Lakhs only)  
Item 6 : **Rs.40.00 Lakhs** (Rupees Fourty Lakhs only)

8. Earnest Money Deposit (EMD) and last Date of receipt of EMD:

Item 1 : **Rs.5.10 Lakhs** (Rupees Five Lakhs Ten Thousand only)  
Item 2 : **Rs.4.60 Lakhs** (Rupees Four Lakhs Sixty Thousand only)  
Item 3 : **Rs.3.80 Lakhs** (Rupees Three Lakh Eighty Thousand only)  
Item 4 : **Rs.2.80 Lakhs** (Rupees Two Lakhs Eighty Thousand only)  
Item 5 : **Rs.6.80 Lakhs** (Rupees Six Lakh Eighty Thousand only)  
Item 6 : **Rs.4.00 Lakhs** (Rupees Four Lakhs only)on or before **21.02.2024.**

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## **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

- α. The property will be sold in “as is where is and as is what is” basis including encumbrances, if any.
- β. 'Auction / bidding shall be only through “Online Electronic Bidding” through the website [www.indianbankseuction.com](http://www.indianbankseuction.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- χ. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM.
- δ. 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.
- ε. 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 Canbank Computer Services Ltd., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777)** Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in). The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- φ. The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.com) 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 Canbank Computer Services Ltd., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777)**, e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- γ. 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 21.02.2024 upto 5.00 pm.**
- η. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.02.2024 upto 5.00 PM**, to Canara Bank, ARM Branch, Ernakulam by hand or by email.
  - a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - b. 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.
  - c. Bidders Name. Contact No. Address, E Mail Id.
  - d. Bidder's A/c details for online refund of EMD.
- ι. 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.
- φ. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000**. 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.
- κ. 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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- λ. ***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 .***
- μ. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- v. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. 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 ARM Branch Ernakulam who, as a facilitating centre, shall make necessary arrangements.

For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id [cb2875@canarabank.com](mailto:cb2875@canarabank.com) OR M/s Canbank Computer Services Ltd., No.218, J P Royale,I st Floor, Sampige Road, Malleswaram Bengaluru 560003 Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id:[eauction@ccsl.co.in](mailto:eauction@ccsl.co.in), Website: [www.indianbankseauction.com](http://www.indianbankseauction.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: Ernakulam

Date: 10.01.2024

**AUTHORISED OFFICER**

**CANARA BANK**

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