

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 symbolic possession of which has been taken by the Authorised Officer of **Poochatty Branch** of the Canara Bank, will be sold on **"As is where is", "As is what is", and " Whatever there is"** on 26.07.2024 for recovery of **Rs.1,84,01,194.85 (Rupees One Crore Eighty Four Lakh One Thousand One Hundred and Ninety Four and Eighty Five Paisa only) as on 30.06.2024** plus further interest along with suit expenses and other charges due to the **Poochatty Branch** of Canara Bank from **M/s Digital Sales Corporation** represented by proprietor, Smt. May Mary Rajesh, Mr. Rajesh Michael (Guarantor, Mortgagor & Co-Borrower of Housing Loan), Mrs. Shakkeela (Guarantor & Mortgagor of M/s Digital Sales Corporation)

The reserve price will be as follows:

Item 1 :**Rs. 16.00 Lakhs (Rupees Sixteen Laks only)** and the earnest money deposit (EMD) will be **Rs.1.60 Lakhs (Rupees One Lakh and Sixty Thousand only).**

Item 2: **Rs. 70.00 Lakhs (Rupees Seventy Lakh only)** and the earnest money deposit (EMD) will be **Rs.7.00 lakhs (Rupees Seven Lakh only).**

The Earnest Money Deposit shall be deposited on or before 24.07.2024.

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

There are no known encumbrances to the Bank.

Item 1

All that part and parcel of land measuring 1.21 ares in Sy No: 144/1P in Nadathara Village , Thrissur Taluk , Thrissur district owned by Mr. Rajesh Michael and bounded by (As per title deed no 3572/2013)

On the North by : Property of Puliayath Parambil Chandran.

On the South by : Property of Kadayam Prabhakaran and Rajamma.

On the East by : Property of Kalladimama Kochumon.

On the West by : Corporation Road.

Item 2

All that part and parcel of land measuring 3.01 ares in Re. Sy No: 116/54 P (Old Sy No.192/1P) with residential building along with other improvements in Ollur Village, Thrissur Taluk. Thrissur District owned by Smt. May Mary Rajesh and bounded by (As per Title deed 2036/2017):

On the North by : Property belonging to Radha Nandan.

On the South by : Property belonging to Chirayath Ramesh.

On the East by : Corporation Road.

On the West by : Property belonging to Joby and Green Valley Company.

Internal

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Manager, Canara Bank Poochatty Branch, Ph. No 0487 2373716, 8281991468 during office hours on any working day.

Date:01/07/2024
Place: Poochatty

Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.07.2024

Name and Address of the Secured Creditor	Canara Bank, Poochatty Branch Sacred Heart Church Building Thrissur District – 680751
Name and Address of the Borrower(s)/	M/s Digital Sales Corporation Prop. May Mary Rajesh CC 44/453/B1, 1 st Floor, My Building Near GCDA Market Opposite Kaloor Bus Stand Cochin-682017
Proprietor	May Mary Rajesh Puthiyakunnel Veedu Pachalipuram Vattanathara PO Amballur, Thrissur-680302
Guarantor (s)	Sri. Rajesh Michael S/o Outhiyakunnel Michael Puthiyakunnel Veedu Pachalipuram, Vattanathara P O Amballur, Thrissur-680302 Smt. Shakkeela Kunjoor house, Mavinchodu, Muttithadi P O, Thrissur-680317
Total liabilities	Rs.1,84,01,194.85 (Rupees One Crore Eighty Four Lakh One Thousand One Hundred and Ninety Four and Eighty Five Paise only) as on 30/06/2024 plus further interest along with suit expenses and other charges.

Internal

Mode of Auction	E- auction
Details of Auction service provider	M/s E-procurement Technologies Ltd (Auction Tiger),A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515,Email id:kerala@auctiontiger.net.
Date & Time of Auction	26.07.2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)
Place of Auction	Canara Bank, Poochatty Branch Sacred Heart Church Building Thrissur District – 680751
Reserve Price	Item1 : Rs.16.00 Lakhs (Rupees Sixteen Lakh only) Item2 : Rs.70.00 Lakhs (Rupees Seventy Lakh only)

OTHER TERMS AND CONDITIONS:

- Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://canarabank.auctiontiger.net>. 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, Poochatty branch on or **before 24.07.2024**.
- 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24.07.2024, 5.00 PM, to Canara Bank, Poochatty branch by hand or by email.

Internal

- i) Demand Draft 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://canarabank.auctiontiger.net> 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- 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. 50.00 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 Poochatty branch who, as a facilitating centre, shall make necessary arrangements.

Internal

- o) For further details contact Manager, Canara Bank, Poochatty Branch (Ph. No 0487 2373716, 8281991468), E-mail ID: cb2940@canarabank.com or the service provider M/s e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net. Web site: <https://canarabank.auctiontiger.net>

Place: Poochatty
Date: 01/07/2024

Authorised Officer
Canara Bank

Internal
