

### 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 **Guruvayur Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **03.07.2024** for recovery of **Rs.3,28,94,120.25 (Rupees Three Crore Twenty Eight Lakhs Ninety Four Thousand One Hundred Twenty and Paise Twenty Five only)** as on 22/05/2024 plus further interest along with suit expenses and other charges due to the **Guruvayur Branch** of Canara Bank from Mr. Kamarudheen K A, S/O Ahammed ,Mrs. Rubeena, W/O Kamarudheen & Yousaf E P, S/O Mohammed.

The reserve price will be **Rs. 1,59,00,000 (Rupees One Crore Fifty Nine Lakhs only)** and the earnest money deposit (EMD) will be **Rs.15,90,000.00 (Rupees Fifteen Lakhs Ninety Thousand only).**

The Earnest Money Deposit shall be deposited on or before **01.07.2024**.

#### 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://canarabank.auctiontiger.net> or may contact Manager, Canara Bank Guruvayur Branch, Ph. No 0487 2556580, 8281991428 during office hours on any working day.

Date: 23.05.2024

Authorised Officer

Place: Guruvayur

Canara Bank

Internal

गुरुवायूर शाखा, वेणुस एनक्लेव, रेलवे गेट के पास, तृश्शूर रोड, गुरुवायूर, तृश्शूर 101 680 -

Guruvayur Branch, Venu's Enclave, Near Railway Gate, Trichur Road, Guruvayur – 680 101

☎ +91 487 2556580 ✉ : [cb0838@canarabank.com](mailto:cb0838@canarabank.com) Web : [www.canarabank.com](http://www.canarabank.com)

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.05.2024**

Name and Address of the Secured Creditor

Canara Bank Guruvayur Branch  
Venu's Enclave  
Near Railway Gate, Thrissur Road, Guruvayur  
Thrissur District – 680 101

Name and Address of the Borrower(s)/  
Guarantor(s)

**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 Puthenveetil  
Edakkazhiyur  
Thrissur 680515

Total liabilities

**Rs.3,28,94,120.25 (Rupees Three Crore Twenty Eight Lakhs Ninety Four Thousand One Hundred Twenty and Paise Twenty Five only)** as on 22.05.2024 plus further interest along with suit expenses and other charges

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Mode of Auction	E- auction
Details of Auction service provider	<b>M/s E-procurement Technologies Ltd</b> (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	<b>03.07.2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)</b>
Place of Auction	Canara Bank Guruvayur Branch, Venu's Enclave, near Railway Gate, Thrissur Road, Guruvayur, Thrissur- 680101
Reserve Price	<b>Rs. 1,59,00,000 (Rupees One Crore Fifty Nine Lakhs only)</b>

**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, Guruvayur Branch on or before **01.07.2024**.
- 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,

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Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.

- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **01.07.2024**, 5.00 PM, to Canara Bank, Guruvayur branch by hand or by email.
- 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

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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 Guruvayur branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Guruvayur Branch (Ph. No 0480 2556580, 8281991428), E-mail ID: [cb0838@canarabank.com](mailto:cb0838@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: Guruvayur  
Date: 23.05.2024

Authorised Officer  
  
Canara Bank

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