



**Branch: Ernakulam South, Opp.Govt Girls High School, Chittoor Road, Ernakulam, Pin: 682016**

**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 26.02.2024 on "As is Where is", "As is What is" and "Whatever there is" for Recovery of Rs 7,21,95,690.94/- (Rupees Seven Crore Twenty One Lakh Ninety Five Thousand Six Hundred Ninety and Paise Ninety Four Only) as on 31/12/2023 plus unapplied interest/ further interest, cost, expenses, Suit filing charges and other charges due to Ernakulam South Branch of Canara Bank from M/s Kallarakkal Jewellery, Mr Jayaram K G and Mrs Sunitha Jayaram.

**Details and full description of the immovable property No.1**

All that part and parcel of 12.95 Ares of property in Re Sy No. 59/9 of Kuzhuppilly Village, Kochi Taluk, Ernakulam District together with the building thereon in the name of Mr Jayaram K G.

Boundaries:

North : Pathway

South : Property belonging to Mr. Rajan

East : Vypin-Munambam Road

West : Property belonging to Mr. KuttaparambathSamy

The reserve price for the property will be Rs. 1,91,85,000/- (Rupees One Crore Ninety One Lakhs and Eighty Five Thousand only) and the earnest money deposit will be Rs. 19,18,500/- (Rupees nineteen lakhs eighteen thousand five hundred only). The Earnest Money Deposit shall be deposited on or before 23.02.2024 at 5 pm.

**Details and full description of the immovable property No.2**

All that part and parcel of 7.25 Ares of property along with commercial building in Re Sy No. 130/8 (old Sy.No.36/16) of Kuzhuppilly Village, Kochi Taluk, Ernakulam District, in the name of Mr Jayaram K G.

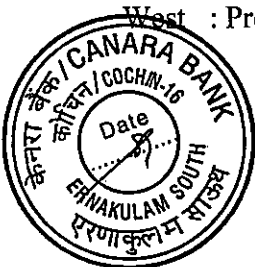
Boundaries:

North : Property of Hydrose.

South : Property of Mr. Surendran

East : Road

West : Property of Mr. Rockey.



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3,52,73,500.36





The reserve price for the property will be Rs.1,79,35,000/- (Rupees One Crore Seventy Nine Lakhs and Thirty Five Thousand only) and the earnest money deposit will be Rs. 17,93,500/- (Rupees seventeen lakhs ninety three thousand five hundred only).The Earnest Money Deposit shall be deposited on or before 23.02.2024 at 5 pm.

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 Ernakulam South Branch,mail id: [cb0806@canarabank.com](mailto:cb0806@canarabank.com) Ph:8281991424.

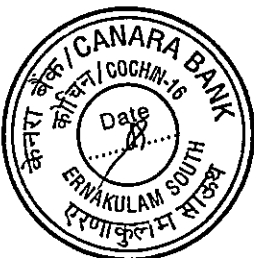
कृते केनरा बैंक  
For CANARA BANK

अधिकृत अधिकारी /Authorized Officer  
Authorized Officer

Canara Bank

Date: 22.01.2024

Place:Ernakulam



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1. Principles of the Law of the Sea



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

1. Name and Address of the Secured Creditor: Canara Bank, Ernakulam South Branch, Pin 682016

2. Name and Address of the Borrowers /Guarantors:

i. M/s Kallarrakal Jewellery  
11/824, Palliport P O  
Ernakulam-683515  
Rep by Managing Director  
Mrs. Sunitha Jayaram &  
Partner Jayaram K G

ii. Mr Jayaram K G  
Kallarakkal House  
Palliport P.O.,  
Ernakulam-683515

iii. Mrs. Sunitha Jayaram  
W/o Jayaram K G  
Palliport P.O.,  
Ernakulam-683515

3. Total liabilities: Rs 7,21,95,690.94/- (Rupees Seven Crore Twenty One Lakh Ninety Five Thousand Six Hundred Ninety and Paise Ninety Four Only) as on 31/12/2023 plus unapplied interest/ further interest, cost, expenses, Suit filing charges and other 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,  
91 9832952602/9480691777),  
e-mail address: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

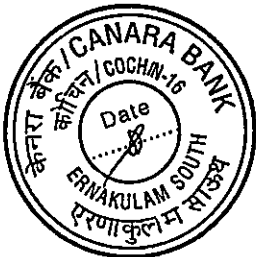
(c) Date & Time of E-auction: 26.02.2024 between 11.30 AM and 12.30PM (With unlimited extension of 5 minutes duration each till sale is concluded).

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

5. Last Date for receipt of Tender

Documents (Online/ Offline) : 23.02.2024 till 5.00 PM

6. Address in which the tender document to be submitted: Canara Bank, Ernakulam South Branch, Pin:682016.





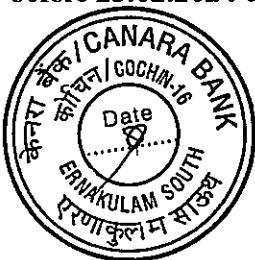


7. Reserve Price for property No.1 : **Rs.1,91,85,000/- (Rupees One Crore Ninety One Lakhs and Eighty Five Thousand only).**
8. Earnest Money Deposit (EMD) for property No.1: **Rs. 19,18,500/- (Rupees nineteen lakhs eighteen thousand five hundred only).**
9. Reserve Price for property No.2 : **Rs.1,79,35,000/- (Rupees One Crore Seventy Nine Lakhs and Thirty Five Thousand only).**
10. Earnest Money Deposit (EMD) for property No.2: **Rs. 17,93,500/- (Rupees seventeen lakhs ninety three thousand five hundred only).**

### **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", As is What is" and "Whatever there is" basis including encumbrances, if any.
- b. 'Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseauction.com](http://www.indianbankseauction.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 3 PM 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. 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. For details with regard to digital signature please contact the service provider M/s Canbank Computer Services Ltd., No.218, J P Royale, Ist Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. PratapKanjilal (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). The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f. The intending bidders should register their names at portal [www.indianbankseauction.com](http://www.indianbankseauction.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, Ist Floor, Sampige Road, Malleswaram Bengaluru 560003, **Mr. PratapKanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)**.
- g. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Regional Office-I, Ernakulam OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, Ernakulam South Branch, Account number: 209272434, IFSC code: CNRB0000806 on or before **23.02.2024 upto 5.00 pm.**

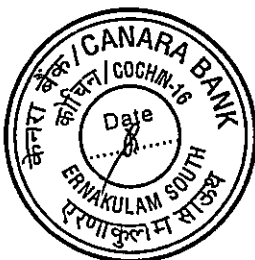




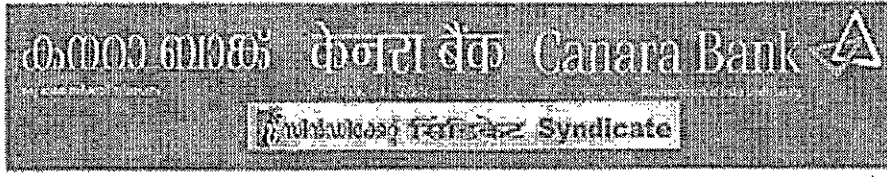




- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.02.2024 up to 5.00 PM**, to Canara Bank, Ernakulam South Branch by hand or by email.
- Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
  - Bidders Name, Contact No. Address, E Mail Id.
  - Bidder's A/c details for online refund of EMD.
- i. 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.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 100,000/- (Rupees one lakh only)**. 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.
- k. 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.
- l. ***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.***
- m. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- n. 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 Canara Bank Regional Office Ernakulam 1, TD Road or Ernakulam South Branch who, as a facilitating center, shall make necessary arrangements.
- p. For further details Ernakulam South Branch (Ph. No 0484-2375473, 0484-2375813, 0484-2375192 or 0484-2375621 may be contacted during office hours on any working day, e-mail id [cb3539@canarabank.com](mailto:cb3539@canarabank.com) OR M/s Canbank Computer Services Ltd., No.218, J P Royale, 1st Floor, Sampige Road, Malleswaram Bengaluru 560003 Mr. PratapKanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in), Website: [www.indianbankseaction.com](http://www.indianbankseaction.com).






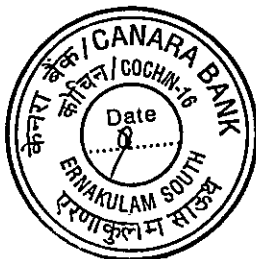


**SPECIAL INSTRUCTION/CAUTION**

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: 22.01.2024

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



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