

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 **15.06.2024** for Recovery of **Rs. 2,65,98,193.87 (Rupees. Two Crore Sixty Five Lakhs Ninety Eight Thousand One Hundred Ninety Three and Paise Eighty Seven only)** Plus further interest thereon from 01.05.2024 along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from **M/s Lussy Gardens** represented by proprietor Mr.Bibin Thomas.

Details and full description of the immovable property

Item No.1:

All that part and parcel of property having an extent of **08.09 Ares** in Re Sy No.216/2 in Block No.28 together with building thereon in Rajakadu Village, Udumbanchola Taluk, Idukki District owned by Mr.Bibin Thomas.

Boundaries: As per location sketch

North: Property of Jaymon

South:Property of Lissy

West: Road and Property of Bibin Thomas

East: Property of Joby John

Item No.2 :

All that part and parcel of property having an extent of **68.80 Ares** made up of 53.7 Ares of land in Re Sy No.216/1 part 1, 7.65 Ares in Re Sy 216/1 Part 2 and 7.45 Ares in Re Sy No.216/2 part 1 in block No.28 together with buildings there on in Rajakadu Village,Udumbanchola Taluk, Idukki District owned by Mr.Bibin Thomas.

Boundaries: As per location sketch

Re Sy No.216/1 Part 1 (53.70 Ares)

North: Property of Jaymon

South:Property of Johny and Jijo

West: Road

East: Property of Bibin Thomas

ए आर एम शाखा / ARM Branch 2ND FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com PH:0484-2353072,2353071

Re Sy No.216/1 part 2 (7.65 Ares)

North: Property of Jaymon

South:Property of Johny

West: Panniyar River

East: Road

Re Sy No.216/2 part 1 (7.45 Ares)

North: Property of Jaymon

South:Property of Johny and Jijo

West: Property of Bibin Thomas

East: Property of Lissy Thomas

*Item 1 and 2 will be sold together only.

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

Date: 02.05.2024
Place: Ernakulam

Authorized Officer
CANARA BANK

ए आर एम शाखा / ARM Branch 2ND FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com PH:0484-2353072,2353071

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: **Canara Bank ARM Branch,**
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016
2. Name and Address of the Borrowers /Guarantors:
 1. **M/s Lussy Gardens**
Prop: Bibin Thomas
216/1 & 216/2
Rajakkadu Village , Udumbanchola
Ponmudi PO, Idyukki Dist – 685 564
 2. **Mr.Bibin Thomas**
Malayampurathu House,
Ponmudi PO
Konnathady, Idukki – 685 564
3. Total liabilities as on **30.04.2024** **2,65,98,193.87 (Rupees. Two Crore Sixty Five Lakhs Ninety Eight Thousand One Hundred Ninety Three and Paise Eighty Seven only)** along with suit expenses and other legal charges.
4. (a) **Mode of Auction :** **Online**

(b) Details of Auction Service Provider:
M/s e-Procurement Technologies Limited- Auction Tiger Contact no: **9722778828**
D:079-68136891 (Mr.Praveen Thevar- HO) 9265562818/9265562821 D:079-68136842/6837/6875 (Support)
E-mail address: Praveen.thevar@auctiontiger.net/Support@auctiontiger.net

(c) Date & Time of e-auction : **15.06.2024 between 11.30 AM and 12.30PM**
(With unlimited extension of 5 minutes duration each till sale is concluded)

(d) Portal of E Auction : <https://canarabank.auctiontiger.net>
5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **13.06.2024 till 5.00 PM**
6. Address in which the tender document to be submitted

ए आर एम शाखा / ARM Branch 2ND FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com PH:0484-2353072,2353071

Canara Bank, ARM Branch,
2nd Floor Canara Bank Building
Chittoor Road, Ernakulam South -682016

7. Reserve Price Rs. 77,00,000/- (Rupees Seventy Seven Lakhs Only)
8. Earnest Money Deposit (EMD) Rs. 7,70,000/- (Rupees Seven lakhs Seventy Thousand Only)
9. Last Date of receipt of EMD : The EMD shall be deposited on or before **13.06.2024 up to 5.00 PM.**

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://canarabank.auctiontiger.net>. 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. For details with regard to digital signature please contact the service provider **M/s e-Procurement Technologies Limited- Auction Tiger** Contact no: 9722778828 D:079-68136891 (Mr.Praveen Thevar- HO) 9265562818/9265562821 D:079-68136842/6837/6875 (Support) Email id: Praveen.thevar@auctiontiger.net/Support@auctiontiger.net. 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 <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 Limited- Auction Tiger** Contact no: 9722778828 D:079-68136891 (Mr.Praveen Thevar- HO) 9265562818/9265562821 D:079-68136842/6837/6875.(Support) Email.id:Praveen.thevar@auctiontiger.net/ Support@auctiontiger.net.
- 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, ARM Branch, Ernakulum OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, **ARM Branch Ernakulam , 209272434 IFSC code: CNRB0002875 on or before 13.06.2024 up to 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 **13.06.2024 upto 5.00 PM**, to Canara Bank, ARM Branch, Ernakulum by hand or by email.

ए आर एम शाखा / ARM Branch 2ND FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com PH:0484-2353072,2353071

- 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.
- 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.1,00,000/-**. 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.
 - 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 concerned Circle Office or ARM Branch Ernakulam who, as a facilitating centre, shall make necessary arrangements.
 - p. 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 OR **M/s e-Procurement Technologies Limited- Auction Tiger** B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) Contact no: **9722778828** D:**079-68136891** (Mr.Praveen Thevar- HO) 9265562818/9265562821 D:079-68136842/6837/6875 .(Support). E-mail.address: Praveen.thevar@auctiontiger.net//Support@auctiontiger.net. Website: <https://canarabank.auctiontiger.net>.

ए आर एम शाखा / ARM Branch 2ND FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com PH:0484-2353072,2353071

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: 02.05.2024

**AUTHORISED OFFICER
CANARA BANK**

ए आर एम शाखा / ARM Branch 2ND FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH -

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com PH:0484-2353072,2353071