

To,

1) M/s Modern clothing  
Noor Trade centre  
Door No: 40/2208 B10  
Market Road  
Ernakulam-682035

2) Sri. Abdul Jaleel VI  
S/o Late Ibrahim  
Vadaakanethil  
Chalackal  
Marampilly.P.O  
Aluva  
Ernakulam-683105

3) Sri. Faizal V E  
S/o Late Ibrahim  
Vadaakanethil  
Chalackal  
Marampilly.P.O  
Aluva  
Ernakulam-683105

4) Smt Rabiya.A.A  
W/o Late Ibrahim  
Vadaakanethil  
Chalackal  
Marampilly.P.O  
Aluva  
Ernakulam-683105

5) Smt Fouziya V E  
W/o Faisal V H  
Valamkottil House  
Thrikkakara P.O  
Ernakulam-682021

6) Smt Jasmin V E  
W/o Basheer P.A  
Pallathukadavil  
Thuravumkara .P.O  
Kizhakkumbhagom  
Ernakulam-683575

7) Smt Zeenath V E  
W/o Mohammed Faisal  
Kakkat House  
Old NH 17, AIMS .P.O  
Edapally North  
Ernakulam-682041

Ref. SN/A 23.02.24/ROEKMRL/805/62/2024/SD

Date: 03.02.2024

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2021.

As you are aware, I on behalf of Canara Bank, Banerji Road Branch have taken constructive possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Banerji Road Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,  
For CANARA BANK

  
Authorised Officer  
Canara Bank

Enclosure: Sale Notice.



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

1. Name and Address of the Secured Creditor: Canara Bank, Ernakulam Banerji Road Branch, Pin 682018.

2. Name and Address of the Borrowers /Guarantors:

1)M/s Modern clothing Noor Trade centre Door No: 40/2208 B10 Market Road Ernakulam-682035	2)Sri.Abdul Jaleel V I S/o Late Ibrahim Vadackanethil Chalackal Marampilly.P.O Aluva Ernakulam-683105	3)Sri.Faizal V E S/o Late Ibrahim Vadackanethil Chalackal Marampilly.P.O Aluva Ernakulam-683105	4)Smt Rabiya.A.A W/o Late Ibrahim Vadackanethil Chalackal Marampilly.P.O Aluva Ernakulam-683105
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5)Smt Fouziya V E W/o Fassal V H Valamkottil House Thrikkakara P.O Ernakulam-682021	6) Smt Jasmin V E W/o Basheer P.A Pallathukadavil Thuravumkara .P.O Kizhakkumbhagom Ernakulam-683575	7) Smt Zeenath V E W/o Mohammed Faisal Kakkat House Old NH 17, AIMS .P.O Edapally North Ernakulam-682041
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3. Total liabilities: (Rupees One Crore Twenty Five Lakh Sixty Eight Thousand Eight Hundred and Eighty Six and Paisa Fifteen only) as on 31.01.2024 plus further interest, cost, suit filing charges, 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,  
91 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 :CanaraBank,ErnakulamBanerji RoadBranch, Ernakulam. PIN 682018.

7. Reserve Price : Rs. 79,00,000/- ( Rupees Seventy Nine Lakhs only)

8. Earnest Money Deposit (EMD) : Rs 7,90,000/- (Rupees Seven Lakh Ninety Thousand only)



## 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 constructive possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on **23.02.2024** on "As is Where is", As is What is" and "Whatever there is" for Recovery of Rs. (Rupees One Crore Twenty Five Lakh Sixty Eight Thousand Eight Hundred and Eighty Six and Paise Fifteen only) as on 31.01.2024 plus further interest, cost, expenses, Suit filing charges and other charges due to Ernakulam Banerji Road Branch, Ernakulam of Canara Bank from 1) M/s Modern Clothing, 2) Sri.Abdul Jaleel VI, 3) Sri.Faizal V ES/o Late Ibrahim, 4) Smt. Rabiya.A.A, 5) Smt. Fouziya V E, 6) Smt. Jasmin V E W/o Basheer P.A, 7) Smt. Zeenath V E W/o Mohammed Faisal.

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

All that part and parcel of the property consisting of 35 cents (14.21) ares of land in Sy.No. 13/1/1, Re Survey No.221/7 in Keezhmad Village, Aluva Taluk, Ernakulam District owned by the legal heirs of Late. Mr. Ibrahim, Ms. Rabiya A A, Mr. Abdul Jaleel V I, Ms Jasmine V E, Ms Zeenath V E, Mr. Faizal V E and Ms. Fouzia V E.

Boundaries:

On the North by : Kanal, Property of Rabiya and Salim  
On the South by : Property of Kunjuvava and Ummer  
On the East by : Road  
On the West by : Property of Ummer

The reserve price for the property will be Rs. 79,00,000/- ( Rupees Seventy Nine Lakhs only) and the earnest money deposit will be Rs. 7,90,000/- (Rupees Seven Lakhs Ninety Thousand only). The Earnest Money Deposit shall be deposited on or before 21.02.2024 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 Banerji Road Branch, mail id: [cb0805@canarabank.com](mailto:cb0805@canarabank.com) Ph:8281991417.

Date: 03.02.2024  
Place: Ernakulam

कृत कनरा बंकि  
FOR CANARA BANK  
Authorized Officer  
कृत कनरा बंकि / Authorized Officer  
Canara Bank



g. Last date of receipt of EMD

: 21.02.2024

**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.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.
- 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, 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). 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.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, 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).
- 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, Banerji Road Branch Ernakulam, Account number:209272434, IFSC code: CNRB0000805 on or before 21.02.2024 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 **21.02.2024 up to 5.00 PM**, to Canara Bank, Ernakulam Banerji Road Branch by hand or by email.
  - i. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
- 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 multiples of Rs. 75,000/- (Rupees Seventy Five Thousands 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.

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-or CANARA BANK

ಅಧಿಕಾರ ವಹಿವಾಟು / Authorized Officer






- 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 I,TD Road Or ErnakulamBanerji Road Branch who, as a facilitating center, shall make necessary arrangements.
- p. For further details ErnakulamBanerji Road Branch (Ph. No 8281991417) may be contacted during office hours on any working day, e-mail id [cb0805@canarabank.com](mailto:cb0805@canarabank.com) OR M/s Canbank Computer Services Ltd., No.218, J P Royale,1stFloor,Sampige Road, Malleswaram Bengaluru 560003 Mr. PratapKanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: [eauction@cesl.co.in](mailto:eauction@cesl.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: 03.02.2024

कृत केनरा बँक  
for CANARA BANK  
  
अधिकृत अधिकारी / Authorised Officer  
Canara Bank