

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 possession of which has been taken by the Authorised Officer of **Kandassankadavu Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **31.08.2024** for recovery of **Rs.91,21,868.96(Rupees Ninety One Lakhs Twenty One Thousand Eight Hundred Sixty Eight and Ninety Six paisa only)** as on **18.07.2024** plus further interest along with suit expenses and other charges due to the **Kandassankadavu Branch** of Canara Bank from borrowers **Mr. Muhammed Aslam and Mr. Shamsu R A.**

The reserve price will be **Rs.62,00,000.00 (Rupees Sixty Two Lakhs only)** and the earnest money deposit (EMD) will be **Rs.6,20,000 (Rupees Six lakhs Twenty Thousand only).**

The Earnest Money Deposit shall be deposited on or before **29.08.2024**

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 4.05 ares with residential building and other improvements thereon (2374 sqft) situated under Survey No 178/15-11 of Vadanappally Village, Chavakkad Taluk, Thrissur District in the name of Mr. Muhammed Aslam S/o Shamsudheen R A Bounded by :

Boundaries as per Title Deed

East: Property belonging to Panikkaveettil Paduvingal Manaf

North: Property belonging to Panikkaveettil Paduvingal Ayoob

West: Panchayath Road

South: Property of Arakkaveettil Ismail

For detailed terms and conditions of the sale please refer the link **<https://ebkgray.in>** or may contact Manager, Canara Bank **Kandassankadavu Branch**, 8281991435 during office hours on any working day.

Date: 19.07.2024

Place: Thrissur

Authorised Officer

Canara Bank

Internal

वसूली व विधि अनुभाग

क्षेत्रीय कार्यालय

तृश्शूर - 680007

R & L SECTION

REGIONAL OFFICE

THRISSUR – 680007

☎: 8281999827

✉: rotcrrec@canarabank.com

Web : www.canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.07.2024

Name and Address of the Secured Creditor

Canara Bank Kandassankadavu Branch
Chakkamadathil Arcade,
Vilakkumkal, Kandassankadavu S.O
Kandassankadavu 680613

Name and Address of the Borrower(s)/Guarantors

Mr. Muhammed Aslam,
S/o Shamsudheen R A,
Rayamarakkarveetil House, Thrithallur,
Vadanappally, Thrissur – 680619

Mr. Muhammed Aslam,
S/o Shamsudheen R A,
Flat No 40, 10th floor, Building 62
An Nida – a street, Al Manhal
Abudhabi
0564830024

Mr. Shamsu R A,
S/o Abdulla,
Rayamarakkar House, Thrithallur
Vadanappally, Thrissur - 680619

Total liabilities

**Rs.91,21,868.96(Rupees Ninety One
Lakhs Twenty One Thousand Eight
Hundred Sixty Eight and Ninety Six
paise only) as on 18.07.2024 plus further
interest along with suit expenses and
other charges**

Mode of Auction
Details of Auction service provider

E- auction
M/s PSB Alliance Ltd(ebkray)
Unit1,3rd Floor,VIOS Commercial
Tower,Near Wadala Truck
terminal,Wadala East,Mumbai-400037
Ph-8291220220, Email-
Support.ebkray@psballiance.com

Date & Time of Auction

**31.08.2024, 11.00 AM to 12.00 Noon
(With unlimited extensions of 5**

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minutes duration each till sale is concluded)

Place of Auction

Canara Bank Kandassankadavu Branch
Chakkamadathil Arcade,
Vilakkumkal, Kandassankadavu S.O
Kandassankadavu 680613

Reserve Price

Rs.62,00,000.00 (Rupees Sixty Two Lakhs only)

OTHER TERMS AND CONDITIONS:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in> 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, Kandassankadavu Branch on or before **29.08.2024**.
- 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 PSB Alliance Ltd(ebk ray) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037 Ph-8291220220,Email-Support.ebk ray@psballiance.com
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.08.2024**, 5.00 PM, to Canara Bank, **Kandassankadavu** branch by hand or by email.
 - Demand Draft/Pay order towards EMD amount.
 - 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.

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- g) The intending bidders should register their names at portal <https://ebkray.in> 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 PSB Alliance Ltd(ebkay) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037 Ph-8291220220,Email-Support.ebkay@psballiance.com
- 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 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 Kandassankadavu branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank **Kandassankadavu** Branch, 8281991435 E-mail ID: cb0838@canarabank.com or the service provider M/s PSB Alliance Ltd(ebkay) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037Ph-8291220220, Email-Support.ebkay@psballiance.com

Place: Thrissur
Date:19.07.2024

Authorised Officer
Canara Bank

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