

PANAMPILLY NAGAR BRANCH, FIRST FLOOR ANJIPARAMBLI COMPLEX 34/368 B PANAMPILLYNAGAR,
NEAR SOUTH OVER BRIDGE, KOCHI 682016

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank, First Floor, Anjiparambil Complex, Panampilly Nagar, Pin 682016.
2. Name and Address of the Borrowers /Guarantors:
(1) M/s Perfect Interiors,55/604,JohnAlunkal Road, Vivek Nagar, Kadavanthra, Ernakulam 682020;
(2) Mr. Jiju John (Mortgagor),Palakathadom House, John Alunkal Road, Kadavanthra, Ernakulam
(3) Mrs. Tany Jiju W/o Jiju John, Palakkathadom House, John Alunkal Road, Kadavanthra.
3. Total liabilities as on 22.01.2024: **Rs.1,03,43,508.27 (Rupees One Crore Three Lakhs Forty Three Thousand Five hundred and Eight and paisa Twenty Seven only)** along with unapplied interest/further interest, cost, suit filing charges, expenses 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, 1st Floor, Sampige Road,
Malleswaram Bengaluru 560003
(Contact no: 080 -23469665, 91 9832952602
9480691777) email: 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.indianbankseauction.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, First Floor, Anjiparambil Complex, Panampilly Nagar, Ernakulam-682016.
7. Reserve Price : **Rs.63,10,000/- (Rupees Sixty Three Lakhs Ten Thousand only)**
8. Earnest Money Deposit (EMD) : **Rs.6,31,000/- (Rupees Six Lakhs Thirty One Thousand only).**
9. Last date of receipt of EMD : **23.02.2024.**

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 and as is what is" basis including encumbrances, if any.
- b. 'Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

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- 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 M/s Canbank Computer Services Ltd., No.218, J P Royale, 1st Floor, Sampige Road, Malleswaram Bengaluru 560003 Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: eauction@ccsl.co.in. 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 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. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777) Email id: 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, Panampilly Nagar Branch, Ernakulam OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, Panampilly Nagar Branch, Account number: 209272434, IFSC code: CNRB001372 **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, Panampilly Nagar Branch by hand or by email.
 - 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.75,000/- (Rupees Seventy Five Thousand 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.**

