



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 **23.11.2023** for Recovery of **Rs.1,95,91,892.82 (Rupees One Crore Ninety Five Lakhs Ninety One Thousand Eight Hundred Ninety Two and Paise Eighty Two Only)** Plus further interest thereon from 01.09.2023 along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from borrowers **M/s Brandz** represented by the proprietor **Mr. P Abdul Lathif** and guarantor **Mrs. Sajitha Lathif**.

Details and full description of the immovable property

1. All that part and parcel of 10 cents (4.05 Ares) of land and residential luxurious building in Re.Sy No 344/2, W-4, B-7, Kannur 1 Village, Kannur Taluk, Kannur District, Kannur Corporation, Owned by Mr. P Abdul Lathif and Mrs. Sajitha Lathif.

Boundaries as per Deed:

East : Property of Dr.Majo Mathayi

North : Property of Abdul Lathif

West : Property of Islamic Cultural Center

South : Corporation Road

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: 30.10.2023

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, Ernakulam.**
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016
2. Name and Address of the Borrowers /Guarantors: **1. M/s. Brandz, represented by**
Prop: P.Abdul Lathif
No 27, BayPride Mall, Marine Drive
Kochi -682031, Ernakulam District

Godown at MT 86R, Muzhuthadam Road
Thana, 670012 – Kannur District

Kannur Showroom
Opposite Chamber Hall
Thalassery Road, Kannur District
- 2. P Abdul Lathif, S/o Thaha**
SAJ Mahal, Opp. Training School Kannur

Now Residing at Flat no.3C, Bay Pride Tower
Marine Drive, Kochi – 682031, Ernakulam Dist
- 3. SajithaLathif, W/o P Abdul Lathif**
Flat no. 3C, Bay Pride Tower,
Marine Drive Kochi – 682031, Ernakulam District
3. Total liabilities as on **31.08.2023** : **Rs.1,95,91,892.82 (Rupees One Crore Ninety Five Lakhs Ninety One Thousand Eight Hundred Ninety Two and Paise Eighty Two Only) Plus further interest thereon from 01.09.2023 along with suit 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:91 9480691777/918553643144),
e-mail address: eauction@ccsl.co.in

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(c) Date & Time of e-auction: **23.11.2023 between 11.30 AM and 12.30 PM** (With unlimited extension of 5 minutes duration each till sale is concluded)

(d) Portal of E Auction : www.indianbankseaction.com

5. Last Date for receipt of Tender Documents (**Online/ Offline**) **21.11.2023 till 5.00 PM**

6. Address in which the tender document to
To be submitted : **Canara Bank Arm Branch, Ernakulam.
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016**

7. Reserve Price : **Rs.160.00 Lakhs (Rupees One Crore Sixty Lakhs only)**

8. Earnest Money Deposit (EMD) : **Rs.16.00 Lakhs (Rupees Sixteen Lakhs only) on
or before 21.11.2023**
and last date of receipt of EMD

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.indianbankseaction.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 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.

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- 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,I st Floor,Sampige Road,Malleswaram Bengaluru 560003 Mr. Pakhare D D (Contact no. Cell - +91 9480691777) or Mr. Ramesh T H (Contact no. Cell - +91 8553643144) 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,I st Floor,Sampige Road,Malleswaram Bengaluru 560003 Mr. Pakhare D D (Contact no. Cell - +91 9480691777) or Mr. Ramesh T H (Contact no. Cell - +91 8553643144), e-mail address: 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, ARM Branch, Ernakulam 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 21.11.2023 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 **21.11.2023 up to 5.00 PM**, to Canara Bank, ARM Branch, Ernakulam 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.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.

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- 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 Canbank Computer Services Ltd., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 Mr. Pakhare D D (Contact no. Cell - +91 9480691777) or Mr. Ramesh T H (Contact no. Cell - +91 8553643144) Email id: eauction@ccsl.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: 30.10.2023

**AUTHORISED OFFICER
CANARA BANK**

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Ref: CB ARM SN 343 AHV

Date: 30.10.2023

To

**M/s. Brandz, represented by
Prop: P.Abdul Lathif
No 27, BayPride Mall, Marine Drive
Kochi -682031, Ernakulam District**

**Godown at MT 86R, Muzhuthadam Road
Thana, 670012 – Kannur District**

**Kannur Showroom
Opposite Chamber Hall
Thalassery Road, Kannur District**

Dear Sir,

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

As you are aware, Authorized Officer of Canara Bank have taken 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 ARM 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 being published in the NEWS paper containing the 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,

**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE – SALE NOTICE

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Ref: CB ARM SN 343 AHV

Date: 30.10.2023

To

**P Abdul Lathif, S/o Thaha
SAJ Mahal, Opp. Training School Kannur
Now Residing at Flat no.3C, Bay Pride Tower
Marine Drive, Kochi – 682031, Ernakulam Dist**

Dear Sir,

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Ref: CB ARM SN 343 AHV

Date: 30.10.2023

To

SajithaLathif, W/o P Abdul Lathif

Flat no. 3C, Bay Pride Tower,

Marine Drive Kochi – 682031, Ernakulam District

Dear Sir,

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

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