



SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 symbolic possession of which has been taken by the Authorised Officer of Irinjalakuda Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.05.2024** for recovery of **Rs.2,95,81,508.02 (Rs. Two Crore Ninety Five lakhs Eighty One Thousand Five Hundred Eight and Paise Two only)** as on 03.05.2024 plus further interest along with suit expenses and other legal charges due to the Irinjalakuda Branch of Canara Bank from **M/s Spacio Tiles and Sanitaries pvt ltd Represented by Sri. SANDEEP M (Managing Director), Smt. Deepa Sandeep(Director),Smt. Simi Mylath@ Bindu(Director), Sri.Dileep M(Director) and Baby(Guarantor).**

The reserve price for item no.I will be **Rs. 17.00 Lakhs (Rupees Seventeen Lakhs only)** and the earnest money deposit (EMD) will be **Rs.1.70 Lakhs (Rupees One Lakh Seventy Thousand only).**

The Earnest Money Deposit shall be deposited on or before **28.05.2024.**

Details and full description of the immovable property with known encumbrances, if any:

There are no known encumbrances to the bank.

Item No I

All that part and parcel of land consisting of 4.05 ares (10 cents) of land in Sy No.29/29-1 owned by Mr. Sandeep Mylath , S/o Ponnu At Kodannur village, Thrissur District.

Bounded by(As per title deed)

East by: Private vazhy

West by : Vadassery Thankappan Nair vaka parambu

North by: Moonukol veethiyulla vazhy

South by: Vadakkoot Narayanan Nair vaka parambu

For detailed terms and conditions of the sale please refer the link <https://canarabank.auctiontiger.net> or may contact Chief Manager, Irinjalakuda Branch, Canara Bank, Ph. No. 0480-2821295, 2825888, 8281991430 during office hours on any working day.

Date: 03.05.2024

Place: Irinjalakuda

Authorised Officer

Canara Bank

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इरिंजालक्कुड़ाशाखा

कृष्णाबिल्डिंग, डाकबैगसं. 7, मेनरोड

ठाणाजंक्शनकेपास, इरिंजालक्कुड़ा Near Tana Junction, Irinjalakkuda

तृश्शूर- 680 121

Irinjalakkuda Branch

Krishna building, P B No 7, / Main Road,

Thrissur - 680 121

+91 480-2820292

cb0807@canarabank.com

[Web : www.canarabank.com](http://www.canarabank.com)



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.05.2024

Name and Address of the Secured Creditor	Canara Bank, Irinjalakuda Branch Krishna Building, Tana Junction Thrissur- 680121
Name and Address of the Borrower(s)/ Guarantor(s)	M/S SPACIO TILES AND SANITARIES PVT LTD Building No 1/251, Surabhi Building Karshaka Nagar Ayyanthole -680003 Represented By Sri.SANDEEP M (Managing Director) S/O Vadassery Narayankutty Mylath House, Kanjany Road, Kannapuram P.O THRISSUR 680012 Smt.DEEPA SANDEEP (Director) Mylath House Kanjany Road, Kannapuram P O THRISSUR 680012 Smt. SIMI MYLATH (Director) W/O Ramakrishnan Kalathoor House, Adat P O Thrissur 680551 Sri.DILEEP M (Director) S/O Gopalan Nair , Mylath House, Warriam Lane, Kanattukara P O THRISSUR 680011 Smt.BABY (Guarantor) W/O Gopalan Nair Mylath House, Kanattukara P.O, Thrissur 680011
Total liabilities	Rs. Rs.2,95,81,508.02 (Rs. Two Crore Ninety Five lakhs Eighty One Thousand Five Hundred Eight and Paise Two only) as on 03.05.2024 plus further interest along with suit expenses and other legal charges
Mode of Auction	E- auction

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इरिंजालक्कुड़ाशाखा कृष्णाबिल्डिंग, डाकबैगसं. 7, मेनरोड ठाणाजंक्शनकेपास, इरिंजालक्कुड़ा तृश्शूर- 680 121	Irinjalakkuda Branch Krishna building, P B No 7, / Main Road, Near Tana Junction, Irinjalakkuda Thrissur - 680 121	+91 480-2820292 ✉ : cb0807@canarabank.com Web : www.canarabank.com
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Details of Auction service provider

M/s E-procurement Technologies Ltd (Auction Tiger),A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515,email id:kerala@auctiontiger.net.

Date & Time of Auction

30.05.2024, between 11.00 AM and 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)

Place of Auction

Canara Bank, Irinjalakuda Branch, Krishna Building, Tana Junction, Irinjalakuda Thrissur- 680121

Reserve Price

Rs. 17.00 Lakhs (Rupees Seventeen lakhs only)

OTHER TERMS AND CONDITIONS:

- a) 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.
- b) The property can be inspected, with Prior Appointment with Authorised Officer,
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Irinjalakuda Branch on or before **28.05.2024**
- 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 e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad,Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28.05.2024, 5.00 PM, to Canara Bank, Irinjalakuda branch by hand or by email.
 - i) Demand Draft towards EMD amount.
 - 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.

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- iv) Bidder's A/c details for online refund of EMD.
- g) 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 Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net.
- 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. 50,00,000/-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 Regional Office, Thrissur or Canara Bank Irinjalakuda branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Irinjalakuda Branch (Ph. No 0480-2825888,2821295, 8281991430) e-mail id cb0807@canarabank.com OR the service provider provider M/s e-Procurement Technologies Ltd (Auction Tiger) A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis bridge, Ahmedabad, Gujarat-380006. Contact: Mr. Praveen Kumar Thevar-9722778828, Land line: 079-61200520/079-61200515, email id:kerala@auctiontiger.net. Web site: <https://canarabank.auctiontiger.net>



Place: Irinjalakuda
Date: 03.05.2024

Authorised Officer
Canara Bank, Irinjalakuda

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