



एरणाकुलम साउथ शाखा, टिट्टोर रोड, कोच्चि - 682016
ERNAKULAM SOUTH BRANCH, CHITTOOR ROAD, COCHIN - 682016, KERALA
दूरभाष/Tel: 0484 2375473, 2376280 ईमेल/e- mail: cb0806@canarabank.com

Ref. SN/A.23.2.2024/ROEKMRL/806/63/2024/SD

Date: 03.02.2024

To,

Unipack (India) Pvt. Ltd. V/577, Edayar Industrial Estate Binanipuram, Ernakulam-683502	Mr. Tony Thomas Vithayathil, Edappally P O Kochi -682024
.Mr. Thankachan V Y Vithayathil, North Aduvassery Edappally P O Kochi -682024	Mrs. Seeniya Tony Vithayathil, Edappally P O Kochi -682024

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, South Branch, Ernakulam 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 South Branch, Ernakulam 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,

केनरा बैंक
For CANARA BANK


अधिकृत अधिकारी / Authorised Officer
Authorised Officer



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank, Ernakulam South Branch, Pin 682016
2. Name and Address of the Borrowers /Guarantors:

1. Unipack (India) Pvt. Ltd.
V/577, Edayar Industrial Estate,
Binanipuram, Ernakulam-683502

2.Mr. TONY THOMAS
Vithayathil, Edappally P O
Kochi -682024

3.Mr. Thankachan V Y
Vithayathil, North Aduvassery
Edappally P O
Kochi -682024

4.Mrs. Seeniya Tony
Vithayathil, Edappally P O
Kochi -682024.

3. Total liabilities: **Rs. 3,66,90,966.51 (RUPEES THREE CRORE SIXTY SIX LAKH NINETY THOUSAND NINE HUNDRED SIXTY SIX AND PAISE FIFTY ONE ONLY)** as on **31/01/2024** along with further interest charged from 01/02/2024 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, I st Floor, Sampige Road,
Malleswaram Bengaluru 560003
Contact no: 080 -23469665, 91
9832952602/9480691777),
e-mail address: 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

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 :Canara Bank, Ernakulam South Branch
Pin:682016

7. Reserve Price : **Rs. 63,53,000/- (Rupees Sixty Three Lakhs Fifty Three Thousand only)**

8. Earnest Money Deposit (EMD) : **Rs 6,35,300/- (Rupees Six Lakhs Thirty Five Thousand Three Hundred only).**

9. 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" 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.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 3.00 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, I st 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, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal (Contact no. Cell - +91 9832952602/9480691777)** Email id: eauction@ccsl.co.in 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, Ernakulam South Branch, Account number: 209272434, IFSC code: CNRB0000806 on or before 21.02.2024 upto 5.00 pm.**
- g. 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 South 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.
- h. 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.
- i. 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.
- 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



