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एरणाकुलम साउत शाखा, टिट्टुर 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

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, <u>South Branch</u>, 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 <u>South Branch</u>, 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

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শ্মিকুন স্বাধিকারী (Authorised Officer Authorised Officer CANARA BANARULANIA PROTIGRATA



Branch: Ernakulam South, Opp.Govt Girls High School, Chittoor Road, Ernakulam, Pin: 682016

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 constructive possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on 23.02.2024 on "As is Where is", As is What is" and "Whatever there is" for Recovery of 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 ,costs, expenses, Suit filing charges and other charges due to Ernakulam South branch of Canara Bank from M/s Unipack (India) Pvt. Ltd, Mr. Tony Thomas, Mr. Thankachan V Y and Ms. Seeniya Tony.

Details and full description of the immovable property

All that part and parcel of the property consisting of 7.90 Ares of land and residential building in Survey No. 599/10 & 599/11B/1 of Kunnukara Village, Paravur Taluk, Sub District Chengamanad, Ernakulam District owned by Mr. Thankachan V Y.

Boundaries as per Title Deed:

On the North by: Private way & Thodu On the South by: Property of Varghese

On the East by: Thodu

On the West by: Mahilasamajam Road

The reserve price for the property will be Rs. 63,53,000/- (Rupees Sixty Three Lakhs Fifty Three Thousand only) and the earnest money deposit will be Rs 6,35,300/- (Rupees Six Lakhs Thirty Five Thousand Three Hundred only). The Earnest Money Deposit shall be deposited on or before 21.02.2024 at 5 pm.

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 Ernakulam South Branch, mail id: cb0806@canarabank.com Ph: 8281991424.

Date: 03.02.2024 Place: Ernakulam Anthorized Officer Canara Bank

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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.

- 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: 23.02.2024between 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

 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/-

: 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).
- 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.
 - 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 EMP) already paids, 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.

- k. 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.
- All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- Muthorized 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 internet but interested in participating the E-Auction, they can approach Canara Bank Regional Office Ernakulam 1, TD Road Or Ernakulam South Branch who, as a facilitating center, shall make necessary arrangements.
- For further details Canara Bank, Ernakulam South (Ph. No. 8281991424) may be contacted during office hours on any working day, e-mail id cb0806@canarabank.com OR 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

Website: 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: 03.02.2024

FOR CANARA BANK

Canara Bank

Authorised Officer