

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Virajpet Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 08.04.2025, for recovery of Rs. 88,94,845.50 (Rupees Eighty Eight Lakhs Ninety Four Thousand Eight Hundred Forty Five and Fifty Paise Only) as on 26.02.2025 plus further interests and costs due to Virajpet Branch of Canara Bank from M/s. Shilpi Productions represented by Proprietor Johny T, S/o Thangachan, Esther Block 5 Shanthi Nagar, Virajpet – 571218 (Borrower), Mr. Johny T, S/o Thangachan, Esther Block 5 Shanthi Nagar, Virajpet – 571218 (Borrower) and Mr. Sujin T, S/o Thangachan, Esther Block 5 Shanthi Nagar, Virajpet – 571218 (Guarantor).

The reserve price for the property mentioned above will be Rs. 1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs Only) and the earnest money deposit will be Rs. 12,50,000.00 (Rupees Twelve Lakhs Fifty Thousand Only). The Earnest Money Deposit shall be deposited on or before 07.04.2025.

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

- (a) All the part and parcel of the property with an area of 0.49 acre (49 cents) measuring 1960 square meters of commercial land with a building measuring 800.00 sq meters measuring East to West: 20 meters and north to south 40 meters bearing property no: 151800300400420341 situated in Balugodu Village, Bittangal Grama Panchayath, Virajpet Taluk, South Kodagu.

Boundaries: East: Sy No: 337/1
West: Sy No: 337/12B
North: Sy No: 346/1B & Stream
South: Sy No: Road

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Manager, Virajpet Branch, Canara Bank, Mob. No. 919141545974 during office hours on any working day.

Date: 27.02.2025

Place: Virajpet


Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.02.2025

1. Name and Address of the Secured Creditor : Canara Bank, Virajpet Branch
2. Name and Address of the Borrower(s)/ : i) M/s. Shilpi Productions
represented by Proprietor Johny T,
S/o Thangachan,
Esther Block 5 Shanthi Nagar,
Virajpet – 571218
(Borrower)
ii) Mr. Johny T,
S/o Thangachan,
Esther Block 5 Shanthi Nagar,
Virajpet – 571218
(Borrower)
iii) Mr. Sujin T,
S/o Thangachan,
Esther Block 5 Shanthi Nagar,
Virajpet – 571218
(Guarantor).
3. Total liabilities as on 26.02.2025 : Rs. 88,94,848.50
4. (a) Mode of Auction : Online Electronic Bidding
(b) Details of Auction service provider : M/s PSB Alliance Ltd (BAANKNET)
support.BAANKNET@psballiance.com
(c) Date & Time of Auction : 08.04.2025, 10.30 AM -11.30 AM (with
Unlimited extension of 5 minutes
duration each till the conclusion of the
sale)
(d) Place of Auction : Canara Bank, Virajpet Branch
5. Reserve Price : Rs. 1,25,00,000.00 (One Crore Twenty
Five Lakhs Only)
6. Other terms and conditions:
 - a) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com/>. 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, on 02.04.2025 at 10:30 AM.
 - 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 in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.
- 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 BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 07.04.2025, 5.00 PM to Canara Bank, Virajpet Branch, Kodagu by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).
- 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. 1,00,000/- (Rupees One Lakhs 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 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 Lakh (Rupees Fifty Lakh) 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 concerned Regional office or Virajpet branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Virajpet Branch (Ph. No. 919141545974) e-mail id. cb0559@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.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: Virajpet
Date: 27.02.2025


Authorised Officer
Canara Bank

