

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 possession of which has been taken by the Authorised Officer of **Thrissur West Palace Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **31.08.2024** for recovery of **Rs.4,74,55,175.30(Rupees Four Crore Seventy Four Lakhs Fifty Five Thousand One Hundred Seventy Five and Thirty paise only)** as on **17.07.2024** plus further interest along with suit expenses and other charges due to the **Thrissur West Palace Branch of Canara Bank** from **borrowers Mr. Varghese Antony and Mrs. Alice Varghese.**

The reserve price for the Properties will be

Property No.1: Rs.116.50 Lakhs (One Crore Sixteen Lakhs Fifty Thousand only) and the earnest money deposit will be **Rs.11.65 Lakhs (Rupees Eleven Lakhs Sixty Five Thousand only)**. The Earnest Money Deposit shall be deposited on or before **29.08.2024**

Property No.2:Rs.141.50 Lakhs (Rupees One Crore Forty One Lakhs Fifty Thousand only) and the earnest money deposit will be **Rs.14.15 Lakhs (Rupees Fourteen Lakhs Fifteen Thousand only)**. The Earnest Money Deposit shall be deposited on or before **29.08.2024**

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

There are no known encumbrances to the bank.

Property No.1) All that part and parcel of property consisting of 9.75Ares of land and a residential building together with all other improvements in Sy No 506/2 of Chengaloor Village, Mukundapuram Taluk, Thrissur Dist in the name of Mr. Varghese Antony .

Bounded:

On the North by -Property Ayinikkal Rappai

On the south by -PWD Road

On the East by -Property of Ayinikkal Yacob

On the West by -property of Karimbanakkal Varghese

Property No.2) All that part and parcel of property consisting of 151.52 Ares of land consisting of 5 items of properties 1) 63.97 Ares of land in Sy No 301, 2)57.06 Ares of land in Sy no 318, 3)11.33 Ares of land in Sy no 317/1, 4)8.49 Ares of land in Sy No 316/1 and 5)10.67 Ares of land in Sy no 307 of Chengaloor Village, Mukundapuram Taluk, Thrissur Dist. in the name of Mr. Varghese Antony .

Bounded:

On the North by: Property of Karanath Vasanthy & Property of Chittezhath Family

On the south by: Way & Property of Karanath Vasanthy

On the East by: Property of Karanath Vasanthy &Property of Thayyil Family

On the West by: Kurumali River

For detailed terms and conditions of the sale please refer the link <https://ebkgray.in> or may contact Manager, Canara Bank **Thrissur West Palace** Branch, 8281991478 during office hours on any working day.

Date: 18.07.2024

Place: Thrissur West Palace

Authorised Officer

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.07.2024

Name and Address of the Secured Creditor **Canara Bank Thrissur West Palace Branch**
Sree Karthiayi Manor Pazhaya Nadakkavu, Thrissur
H.O Thrissur 680001
Engandiyur S.O Thrissur West Palace 680615.

Name and Address of the Borrower(s)/Guarantors

: 1) Mr. Varghese Antony,
Adnic Tower I Floor , Flat No #15, Al Meena Road ,
P O Box No 44457 , Sharjah ,UAE Also At Mr.
Varghese Antony , S/O Antony, Tharakan
Perekadan House, Chengaloor P O, Thrissur
680312

2) Mr. Varghese Antony,
S/O Antony, Tharakan Perekadan House, Ooty
Garden, Kizhakkum Pattukara, Chelakkottukara,
East Fort P O, Thrissur 680005

(3) Mrs. Alice Varghese, W/O Varghese Antony,
Tharakan Perekadan House, Ooty Garden, Kizhak-
kumpattukara, Chelakkottukara, East Fort P O,
Thrissur 680005 Also At Mrs. Alice Varghese, W/O
Var-ghese Antony, Tharakan Perekadan
House, Chengaloor P O, Thrissur 680312

Total liabilities

**Rs.4,74,55,175.30(Rupees Four Crore Seventy Four
Lakhs Fifty Five Thousand One Hundred Seventy Five
and Thirty paise only)** as on **17.07.2024** plus further
interest along with suit expenses and other charges

Mode of Auction

E- auction

Details of Auction service provider

M/s PSB Alliance Ltd(ebkgray)

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क्षेत्रीय कार्यालय

तृश्शूर - 680007

R & L SECTION **Internal**
REGIONAL OFFICE
THRISSUR – 680007

☎ : 0487 2475521

✉ : rotcrrec@canarabank.com

Web : www.canarabank.com

Unit1,3rd Floor,VIOS Commercial Tower,
Near Wadala Truck terminal,Wadala East,Mumbai-
400037
Ph-8291220220, Email-
Support.ebkray@psballiance.com

Date & Time of Auction	31.08.2024, 11.00 AM to 12.00 Noon (With unlimited extensions of 5 minutes duration each till sale is concluded)
Place of Auction	Canara Bank Thrissur West Palace, Sree Karthiayi Manor Pazhaya Nadakkavu,Thrissur H.O Thrissur 680001 Engandiyur S.O Thrissur West Palace 680615.
Reserve Price	Property No.1: Rs.116.50 Lakhs (One Crore Sixteen Lakhs Fifty Thousand only) Property No.2:Rs.141.50 Lakhs (Rupees One Crore Forty One Lakhs Fifty Thousand only)

OTHER TERMS AND CONDITIONS:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Thrissur West Palace Branch on or before **29.08.2024**.
- 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 PSB Alliance Ltd(ebkray) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037 Ph-8291220220,Email-Support.ebkray@psballiance.com
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.08.2024**, 5.00 PM, to Canara Bank, Thrissur West Palace branch by hand or by email.
 - Demand Draft/Pay order 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.
 - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://ebkray.in> 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 PSB Alliance Ltd(ebkay) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037 Ph-8291220220,Email-Support.ebkay@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.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 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 Canara Bank Regional Office, Thrissur or Canara Bank Thrissur West Palace branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank Thrissur West Palace Branch, 8281991478 E-mail ID: cb0721@canarabank.com or the service provider M/s PSB Alliance Ltd(ebkay) Unit1,3rd Floor,VIOS Commercial Tower,Near Wadala Truck terminal,Wadala East,Mumbai-400037Ph-8291220220, Email-Support.ebkay@psballiance.com

Place: Thrissur
Date:18.07.2024

Authorised Officer
Canara Bank

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क्षेत्रीय कार्यालय
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