

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)
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/physical (Strikewhichever is not applicable) possession of which has been taken by the Authorised Officer of **Pala II Branch (erstwhile Syndicate bank), Kottayam of the Canara Bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28/03/2024**, for recovery of **Rs.2939511.00 (Rupees Twenty nine lakhs thirty nine thousand five hundred eleven only)** due to the Canara Bank, **Pala II Branch (erstwhile Syndicate bank), Kottayam of Canara Bank** from **1.Mary Thomas 2.Basil Thomas 3.Bobby Thomas 4.Kanjirathinkal Service Station 5.Matha Chips**.

The reserve price will be **Rs.24,19,000/- (Rupees Twenty-Four lakhs nineteen thousand only)** and the earnest money deposit will **Rs.2,41,900.00 (Rupees Two lakhs forty-one thousand nine hundred only)**. The Earnest Money Deposit shall be deposited on or before **25/03/2024 at 4.00pm**.

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

Property having an extent **2.72 Ares of land and building in Sy No 432/13 (Old Sy No 277/9) Lalam Village, (Block No 21) Meenachil Taluk, Kottayam District, owned by Mrs Mary Thomas and bounded:**

- On the North by road
- On the South by property owned by Sunny Chollananickal
- On the East by road
- On the West by stream

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, Pala II, Kottayam (Branch name) Canara Bank, Ph. No. 04822200580 or 9496004359 during office hours on any working day.

Date: 23/02/2024

Place: Pala

कृते केनरा बैंक
For CANARA BANK


Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23/02/2024

1. Name and Address of the Secured Creditor : Canara Bank, Pala II (Branch)
2. Name and Address of the Borrower(s)/ Guarantor(s) : **Mary Thomas, Basil Thomas, Bobby Thomas**-(Resident of
Kanjirathinkal House Anthinad PO
Kottayam-686651
**Kanjirathinkal Service
Station**(Anthinad PO Kollapally
Kottayam-686651)
Matha chips and stores
(Puthiyadathu Building Kollapally
Kottayam-686651)
3. Total liabilities as on 23/02/2024 :Rs.2939511/-
4. (a) Mode of Auction : E-Auction
(b) Details of Auction service provider : M/s Canara Bank Computer
Services Limited (CCSL)
(c) Date & Time of Auction : 28/03/2024, 10am
(d) Place of Auction : Online
5. Reserve Price : **Rs.2419000/-**
**(Rupees Twenty-Four lakhs
nineteen thousand only)**
6. Other terms and conditions:
 - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website eauction@ccsl.co.in/indianbankseauction.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 25/03/2024 up to 4.00pm.
 - 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, Pala II Branch** or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Pala II Branch**, Account No **209272434** IFSC Code: **CNRB0014359** on or before 25/03/2024 4.00pm.
 - 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 Canara Bank Computer Services Ltd**, No 218, J P Royale, 1st floor Sampige Road, Malleswaram, ccsleauction@gmail.com, 9480691777.

- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25/03/2024(date) 4.00pm**, to **Canara Bank, Pala II Branch** 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 **eauction@ccsl.co.in/indianbankseauction.com** 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 Canara Bank Computer Services Ltd, No 218, J P Royale, 1st floor Sampige Road, Malleswaram, **ccsleauction@gmail.com, 9480691777**.
- 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 multiples of **Rs 10000** (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) **For sale proceeds of Rs. 50,00,000/- (Rupees Fifty lakhs) 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 Circle office or **Canara bank Pala II Branch** who, as a facilitating center, shall make necessary arrangements.
- o) For further details, contact **The Manager, Canara Bank, Pala II Branch, Kottayam (Ph. No 04822200580, 9496004359 e-mail id cb14359@canarabank.com** or the service provider M/s Canara Bank Computer Services Ltd, No 218, J P Royale, 1st floor Sampige Road, Malleswaram, ccsleauktion@gmail.com, 9480691777.

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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: Pala

Date: 23/02/2024

कृते केमरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

Authorised Officer

Canara Bank