

SALE NOTICE

46/5 AYYAPPANKAVU, MOB:8281991416

Ref. SN/A 23.02.24/ROEKMRL/982/61/2024/SD Date: 03.02.2024

To,

1. Mr. Sasi K R
Krishna Nivas, 43/64,
Robal Colony, Chittoor Road
Ernakulam 682018
2. Mrs. AnithaSasi
Krishna Nivas, 43/64,
Robal Colony, Chittoor Road
Ernakulam 682018

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.

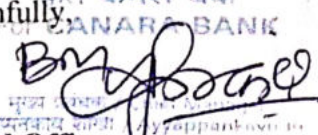
As you are aware, I on behalf of Canara Bank, **Ayyappankavu Branch**, Ernakulam have taken constructive possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Ayyappankavu Branch**, 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.

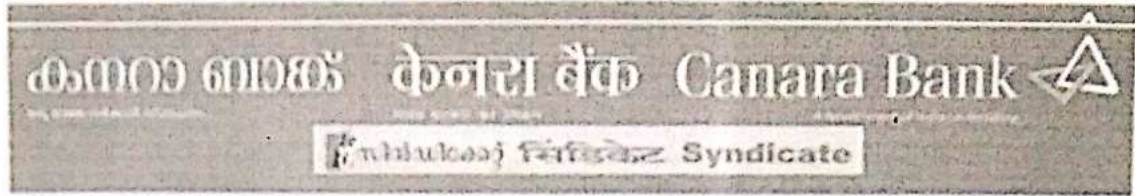
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,


Authorised Officer
Canara Bank

Encl: Sale notice

Internal



0982SALE NOTICE

46/5 AYYAPPANKAVU, MOB:8281991416

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 Symbolic possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is Where is ,As is What is and "Whatever there is" on **23.02.2024** for Recovery of Rs 11,75,545.49(Rupees Eleven Lakhs Seventy Five Thousand Five Hundred Forty Five Forty Nine Paise only) as on 29/01/2024 plus further interest, costs, expenses, Suit filing charges and other charges due to Ayyappankavu Branch of Canara Bank from Mr.Sasi K R and Ms.AnithaSasi.

Details and full description of the immovable property

All that part and parcel of land having an extent of 2.865 Cents equivalent to 1.52 Ares in Survey No. 43/4 of Ernakulam Village with all right, trees, improvements along with Building No.43/154 and right of pathway that leads to west.

Boundaries as per Title Deed:

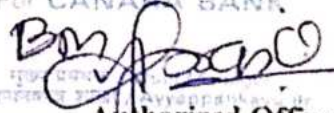
North: Pathway
South: Property of Mr. John
East: Property of ThaliyanezhathParambu
West: Property of AlphonesRodriguez

The reserve price for the property will be Rs 57,33,000/- (Rupees fifty seven lakhs thirty three thousand only) and the earnest money deposit will be Rs 5,73,300/- (Rupees five lakhs seventy three 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 Ayyappankavu Branch, mail id: cb0982@canarabank.com Ph:8281991416.

Date: 03.02.2024.

Place: Ernakulam

कुले केनरा बैंक
For CANARA BANK

Authorized Officer
Canara Bank

Internal



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor : Canara Bank, Ayyappankavu, Ernakulam
2. Name and Address of the Borrowers /Guarantors: Mr. Sasi K R and Mrs. Anitha Sasi
Krishna Nivas, 43/64, Robal Colony
Chittoor Road Ernakulam 682018
3. Total liabilities as on 29/01/2024: Rs. 11,75,545.49 (Rupees Eleven Lakhs Seventy Five Thousand Five Hundred Forty Five Forty Nine Paise only).
4. (a) Mode of Auction : Online

(b) Details of Auction Service Provider: M/s Canbank Computer Services Ltd.,
No.218, J P Royale, 1st 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, Ayyappankavu Branch, 46/5 Ayyappankavu Ernakulam North S.O Kochi 682018
7. Reserve Price : Rs. 57,33,000/- (Rupees fifty seven lakhs thirty three thousand only)
8. Earnest Money Deposit (EMD) : Rs 5,73,300/- (Rupees five lakhs seventy three 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", As is What is" and "Whatever there is" basis including encumbrances, if any.
- b. 'Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaction.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 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. For details with regard to digital signature please contact the service provider M/s Canbank Computer Services Ltd., No.218, J P Royale, 1st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. PratapKanjilal** (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). 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.indianbankseaction.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, 1st Floor, Sampige Road, Malleswaram Bengaluru 560003, **Mr. PratapKanjilal** (Contact no. Cell - +91 9832952602/9480691777) Email id: eauction@ccsl.co.in.
- g. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Ayyappankavu Branch OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account No A/C 209272434 IFSC CNRB0000982 of Canara Bank Ayyappankavu Branch on or before 21.02.2024 up to 5.00 pm.
- h. 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, Ayyappankavu 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.
- i. 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.

Internal

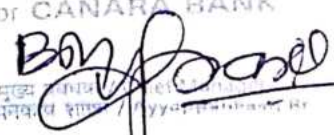


- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 75,000/-(seventy five thousand only). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. 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 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.
- l. *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.*
- m. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. 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 OrAyyappankavu Branch who, as a facilitating centre, shall make necessary arrangements.
- a. For further details Canara Bank (Ayyappankavu) (Ph. No.8281991416) may be contacted during office hours on any working day, e-mail id cb0982@canarabank.com OR M/s Canbank Computer Services Ltd., No.218, J P Royale,1stFloor,Sampige Road, Malleswaram Bengaluru 560003 Mr. PratapKanjilal (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: Ayyappankavu
Date: 03.02.2024

ಕುಲೋ ಕೆನರಾ ಬ್ಯಾಂಕ್
For CANARA BANK

ಮುಖ್ಯ ಅಧಿಕಾರಿ
ಅಯ್ಯಪ್ಪಾಂಕವು ಶಾಖೆ / Ayyappankavu Branch
**AUTHORISED OFFICER
CANARA BANK**