

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 Re-construction 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 symbolic possession of which has been taken by the **Authorized Officer of Pallasana Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 30/04/2024 for recovery of **Rs 4414238.75/- (Rupees Forty four Lakhs fourteen Thousand two hundred and thirty eight and seventy Five Paise only)** with future interest and cost thereon due to **the Pallasana Branch of Canara Bank** from Sri. **Jirin Baby and Smt. Jimna H both residing at House No 10/617 Panikulam New R.S. No 415/20 Block No 45 Micharmcode Mangalam Anjumoorthy II Village Alathur taluk Palakkad District.**

The reserve price will be **Rs. 20,00,000/- (Rupees Twenty Lakhs only)** and the earnest money deposit will be **Rs. 2,00,000/- (Rupees Two Lakhs only)**. The Earnest Money Deposit shall be deposited on or before 29/04-2024 at 3 pm.

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

All that part and parcel of 5.11 cent of land and residential building in Block no.45, Re Sy No. 415/20 Old sy no. 294/3, Anjumoorthy mangalam, in Vadakkancherry II Village, Alathur Taluk Palakkad District standing in the name of Mr.Jirin Baby and Mrs.Jimna H.

Bounded by

East: Property of Robins Manuel

North: Panchayath Road

South: Vazhi

West :Property of Haseena

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 Authorised Officer, Pallasana Branch Canara Bank, Ph. No. 8301897168 during office hours on any working day.

Date: 25-03-2024

Authorised Officer

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पल्लशना शाखा

Pallasana Branch

+91 4923 268270

चेराक्कोड़ जंक्शन

SRIVARI COMPLEX

✉ : cb6010@canarabank.com

पल्लशना

Pallasana

Web :

www.canarabank.com

पालक्काड़- 678 505

Palakkad - 678 505

Place: Palakkad

CanaraBank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-03-2024

1	Name and Address of the Secured Creditor	Canara Bank, Pallasana Branch
2	Name and Address of the Borrower(s)/ Guarantor(s)	a)Mr.Jirin Baby Res At House No 10/617 Panikulam New R.S. No 415/20 Block No 45 Micharmcode Mangalam Anjumoorthy II Village Alathur taluk Palakkad District. b)Mrs.Jimna H Res at House No 10/617 Panikulam New R.S. No 415/20 Block No 45 Micharmcode Mangalam Anjumoorthy II Village Alathur taluk Palakkad District.
3	Total liabilities as on 25-03-2024	Rs 4414238.75/- (Rupees Forty four Lakhs fourteen Thousand two hundred and thirty eight and seventy Five Paise only)
4	(a) Mode of Auction (b) Details of Auction service provider (c) Date & Time of Auction (d) Place of Auction	E Auction (online) M/s E Procurement Technologies Ltd Ahmedabad(www.auctiontiger.net) 30-04-2024 11AM to 12 PM, with unlimited extension of 5 minutes each till sale is concluded. https://canarabank.auctiontiger.net
5	Reserve Price	Rs. 20,00,000/- (Rupees Twenty Lakhs only)
6	1. Other terms and conditions: a) The property will be sold “as is where is and as is what is” condition including encumbrances, if any. b) Auction/bidding shall be only through “Online Electronic Bidding” through the website www.auctiontiger.net 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 Authorised Officer, on any working day during office hours.	

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- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Pallasana Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Pallasana A/c no. 209272434 IFSC Code: CNRB0006010 on or before 29-04-2024 4 pm.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29-04-2024, 4 pm, to Canara Bank, Pallasana 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 <https://canarabank.auctiontiger.net> 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. E Procurement Technologies Ltd ,Auction Tiger,A-201,Wall Street –II Opp.OrientClub,Ellis Bridge Ahmedabad (Contact : Mr.Praveen Kumar Thevar, mob: 9722778828 or 7940270500
- 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.10,000/-(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

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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 (Rupees Fifty) lacs 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 Pallasana Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager CanaraBank, Pallasana Branch (Ph. No 8301897168) e-mail id cb6010@canarabank.com OR service provider M/S E Procurement Technologies Ltd ,Auction Tiger,A-201,Wall Street –II Opp.OrientClub,Ellis Bridge Ahmedabad (Contact : Mr.Praveen Kumar Thevar, mob: 9722778828 or 7940270500 email: ravi.m@eptl.in, support@auctiontiger.net).

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.

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PLACE: PALAKKAD
DATE: 25-03-2024

AUTHORISED OFFICER
CANARA BANK

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