



SALE NOTICE

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 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 **30.05.2024** for Recovery of **Rs.26,53,59,407.44/- (Rupees Twenty Six Crores Fifty Three Lakhs Fifty Nine Thousand Four Hundred Seven and Paise Fourty Four Only)** Plus further interest thereon from **01.04.2024** along with suit expenses and other legal charges due to Ernakulam ARM Branch of Canara Bank from borrower M/s. Mukhathala Cashew Processing represented by the proprietor Mr.Vaheed Kutty S and guarantors Smt.Soja, Smt.Thasni, and Sri Noufal.

Details and full description of the immovable property

1. All that part and parcel of **9.32 ares (23.00 cents)** of land with a single storied residential building in Re Sy no 538/7/2, 538/6/2,539/18,539/19,539/25,539/30, 539/26, 539/31, 539/27,539/32, 539/28,539/33,539/29,539/34, of Trikkovilvattam Village, Kollam District, in the name of Sri Vaheed Kutty.

Boundaries:

East : Property of Mr. Pookunju

North : Property of Mrs.Vijayamma

West : Property of Mr. Raghuvaram & Mrs. Radha

South : Property of Mr. Vahidkutty

2. All that part and parcel of **13.55 ares (33.25 cents)** of land with 3 RCC single storied residential building in Re. Syno 462/8,462/10,462/7,462/9, 462/2/2, block no 23 of Trikkovilattam Village, Kollam District in the name of **Smt Thasni**

Boundaries:

East : Property of Mr. Haneefa Kunju, Mr. Shamnad & Mr. Sainudeen

North : Property of Mr. Pareethu Kunju

West : Property of Mr. Raheem, Mr. Sakkeer, Mrs. Nazeera & Panchayath road

South : Property of Mr. Prakash, Mr. Rahim & Mr. Shamnad

ए आर एम शाखा / ARM Branch 2nd FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com

PH:0484-2353072,2353071

3. All that part and parcel of **31.65** ares with residential building i.e 8.10 ares in Re Sy No 172/20/3 and 23.55 ares in Re Sy No 172/20/2 in Nedumpana Village, Kollam District in the name of **Sri Vaheed kutty**

Boundaries:

East : Property of Mr. Thomas

North : Vazhy

West : Vazhy

South : Property of Mrs. Naseem Beevi

4. All that part and parcel of **22.80 ares (56.00 cents)** of land with a cashew factory building in Re.sy no 403/9 & 403/19 located at Kottiyam – Mayyanad Mukkam Road, Mayyanadu Village, Kollam District in the name of **Sri Vaheed Kutty**

Boundaries:

East : Property of Mr. William

North : Property of Mrs. Thankamma & Mr. Balakrishnan

West : Panchayath road

South : Vazhy

5. All that part and parcel of **9.80 ares** of property comprising of **8.10** ares in Re Sy No 121/40, **0.88 Sq mtrs** in Re Sy no 121/59 & **0.82 Sq mtrs** in Re Sy no 121/58 with two single storied residential building in Trikkovilvattom Village, Kollam District in the name of **Sri Vaheed Kutty**

Boundaries:

East : Property of Mr. Johnson

North : Private Way

West : Property of Mr. Chandransekharan Pillai

South : Property of Mr. Naassagar

6. All that part and parcel of **8.32 ares** of property comprising of **4.27** ares in Re Sy No 120/12 and **4.05** ares in Re Sy No 121/15/3/2 with RCC single storied residential building in Trikkovilvattom Village, Kollam District standing in the name of **Mrs. Thansi**

Boundaries:

East : Kayal

North : Property of Mr. Ameer

West : Property of Mr. Azeez & wide path

ए आर एम शाखा / ARM Branch 2nd FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com

PH:0484-2353072,2353071



South : Property of Mr. Jirar

7. All that part and parcel of **20.24 ares (50.00 cents)** of land with a GI sheet roof industrial building in Re.sy no 209/5-2 & 209/5-3, Mulavana Village, Kollam Taluk, Kollam District in the name of Sri Vaheed Kutty S

Boundaries:

East : Property of Bahuleyan

North : Property of Philipose George

West : Punnathadam connecting Road

South : Property of George.

8. All that part and parcel of **14.40 ares** of land in Re Sy No 507/1-2, 498/17 of Adichanalloor Village, Kollam Taluk, Kollam District in the name of **Sri Vaheed Kutty**

Boundaries:

East : Ithikkara River

North : Property of Suresh

West : Road Connecting Ithikkara Junction

South : Property of Sundaran

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 Chief Manager, ARM Branch, Ernakulam, mail id : cb2875@canarabank.com, Ph: [8281991413](tel:8281991413), [0484 2353071,2353072](tel:04842353071)

Date: 17.04.2024

Place: Ernakulam

**Authorized Officer
CANARA BANK**

ए आर एम शाखा / ARM Branch 2nd FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com

PH:0484-2353072,2353071



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: **Canara Bank Arm Branch, Ernakulum.
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016**

2. Name and Address of the Borrowers /Guarantors: **1. M/s.Mukhathala Cashew Processing,
represented by
Prop: Mr.Vaheed Kutty S
S/o Sulaiman Kunju
Thasni Manzil (Kadayil Kizhakkethil)
Mukhathala PO
Kollam

2. Smt.Soja S, W/o Vaheed Kutty S
Thasni Manzil (Kadayil Kizhakkethil)
Mukhathala PO
Kollam

3. Smt.Thasni.V, D/o Vaheed Kutty S
Thasni Manzil (Kadayil Kizhakkethil)
Mukhathala PO
Kollam

4. Sri. Noufal V, S/o Vaheed Kutty S
Thasni Manzil (Kadayil Kizhakkethil)
Mukhathala PO
Kollam**

3. Total liabilities as on **31.03.2024** : **Rs.26,53,59,407.44/- (Rupees Twenty Six Crores Fifty Three Lakhs Fifty Nine Thousand Four Hundred Seven and Paise Fourty Four Only) Plus further interest thereon from 01.04.2024 along with suit expenses and other legal charges**

**ए आर एम शाखा / ARM Branch 2nd FLOOR
CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH
एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com
PH:0484-2353072,2353071**



- 4 (a) Mode of Auction : Online
- (b) Details of Auction Service Provider M/s e-Procurement Technologies Limited- Auction Tiger Contact no: 9722778828 D:079-68136891 (Mr.Praveen Thevar- HO) 9265562818/9265562821 D:079-68136842/6837/6875 (Support)
E-mail address: Praveen.thevar@auctiontiger.net/
Support@auctiontiger.net
- (c) Date & Time of e-auction: **30.05.2024** between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)
- (d) Portal of E Auction : <https://canarabank.auctiontiger.net>
5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **28.05.2024 till 5.00 PM**
6. Address in which the tender document to To be submitted : **Canara Bank Arm Branch, Ernakulam.
2nd Floor Canara Bank Building Chittoor Road,
Ernakulam South -682016**
7. Reserve Price : **Item 1. Rs.35.00 Lakhs (Rupees Thirty Five Lakhs only)**
Item 2. Rs.49.00 Lakhs (Rupees Fourty Nine Lakhs only)
Item 3. Rs.35.00 Lakhs (Rupees Thirty Five Lakhs only)
Item 4. Rs.60.00 Lakhs (Rupees Sixty Lakhs only)
Item 5. Rs.25.00 Lakhs (Rupees Twenty Five Lakhs only)
Item 6. Rs.28.00 Lakhs (Rupees Twenty Eight Lakhs only)
Item 7. Rs.60.00 Lakhs (Rupees Sixty Lakhs only)
Item 8. Rs.42.00 Lakhs (Rupees Fourty Two Lakhs only)

ए आर एम शाखा / ARM Branch 2nd FLOOR
CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH
एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com
PH:0484-2353072,2353071



8. Earnest Money Deposit (EMD) : **Item 1. Rs.3.50 lakhs (Rupees Three Lakhs Fifty Thousand only) on or before 28.05.2024**
- and last date of receipt of EMD
- Item 2. Rs.4.90 lakhs (Rupees Four Lakhs Ninety Thousand only) on or before 28.05.2024**
- Item 3. Rs.3.50 lakhs (Rupees Three Lakhs Fifty Thousand only) on or before 28.05.2024**
- Item 4. Rs.6.00 lakhs (Rupees Six Lakhs only) on or before 28.05.2024**
- Item 5. Rs.2.50 lakhs (Rupees Two Lakhs Five Thousand only) on or before 28.05.2024**
- Item 6. Rs.2.80 lakhs (Rupees Two Lakhs Eighty Thousand only) on or before 28.05.2024**
- Item 7. Rs.6.00 lakhs (Rupees Six Lakhs only) on or before 28.05.2024**
- Item 8. Rs.4.20 lakhs (Rupees Four Lakhs Twenty Thousand only) on or before 28.05.2024**

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 and as is what is” basis including encumbrances, if any.
- b. 'Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://canarabank.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 Authorized Officer, on any working day between 10.00 AM 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.

ए आर एम शाखा / ARM Branch 2nd FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com

PH:0484-2353072,2353071



- 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 e-Procurement Technologies Limited (Auction Tiger), Ahmedabad,Gujarat. Mr. PraveenkumarThevar (M:- : **9722778828/9265562818/9265562821** D:**079-68136842/6837/6875**)Email id: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net. 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<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), Ahmedabad. (M:- : **9722778828 /9265562818/9265562821** D:**079-68136842/6837/6875**)Email id: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net
- 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, ARM Branch, Ernakulum OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of Canara Bank, **ARM Branch, Ernakulam No. 209272434 IFSC Code: CNRB0002875 on or before 28.05.2024 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 **28.05.2024 up to 5.00 PM**, to Canara Bank, ARM Branch, Ernakulum by hand or by email.
- Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - 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.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Item Nos.1 to 8 Rs.50000/-**. 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

ए आर एम शाखा / ARM Branch 2nd FLOOR

CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH

एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com

PH:0484-2353072,2353071



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 concerned Circle Office or ARM Branch Ernakulam who, as a facilitating centre, shall make necessary arrangements.
- p. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR M/s e-Procurement Technologies Ltd (Auction Tiger), B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat, Contact Person: Mr.PraveenkumarThevar(M:-:9722778828/9265562818/9265562821 D:079-68136842/6837/6875)Email Praveen.thevar@auctiontiger.net & Support@auctiontiger.net,Website: <https://canarabank.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.

Place: Ernakulam
Date: 17.04.2024

**AUTHORISED OFFICER
CANARA BANK**

Ref: CB ARM SN 326 AHV /4

Date: 17.04.2024

ए आर एम शाखा / ARM Branch 2nd FLOOR
CANARA BANK BUILDING CHITTOOR ROAD, ERNAKULAM SOUTH
एरणाकुलम / Ernakulam – 682016 Email:cb2875@canarabank.com
PH:0484-2353072,2353071