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 **29.08.2024** on "**As is Where is", As is What is" and "Whatever there is"** for Recovery of **Rs. 27,24,978.97 (Rupees Twenty Seven Lakhs Twenty Four Thousand Nine Hundred and Seventy Eight and Paise Ninety Seven only) as on 06.07.2024 plus interest, cost, expenses, Suit filing charges and other charges** due to **North Paravur Branch**, of Canara Bank from (1) VISHNU T V, THURUTHIL HOUSE, KOCHANGADI VADAKKUMPURAM PO, NORTH PARUR, KERALA and (2) VIDYAN T G, THURUTHIL HOUSE, KOCHANGADI VADAKKUMPURAM PO, NORTH PARUR, KERALA.

The reserve price for property will be Rs. 24,98,000/- (Rupees twenty four lakhs ninety eight thousand only) and the earnest money deposit will be Rs.2,49,800/- (Rupees two lakhs forty nine thousand and eight hundred only). The Earnest Money Deposit shall be deposited on or before 27.08.2024 at 5 pm.

Details and full description of the immovable properties

All that part and parcel of the property to an extent of 1.45 Ares in Re.Sy.No.277/4 of Chendamangalam Village, Paravur Taluk, Ernakulam District owned by Mr. Vishnu T V.

Boundaries:

North : Pathway

South : Property of Shyam Kumar

East : Property of Pauly
West : Thodu

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 **North Parur Branch, Ernakulam, 0484 2447860; 8281991605; Email: cb4665@canarabank.com.**

कृते केनरा बैंक / For Canara Bank

Date: 22.07.2024
Place: Ernakulam

प्राधिकृत अधिकारी / Authorized Officer
Canara Bank

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank, **North Paravur Branch, Near Lakshmi College,Amman Kovil Road,North Paravur, Ernakulam – 683513.**

2. Name and Address of the Borrowers /Guarantors: **(1) VISHNU T V, THURUTHIL HOUSE, KOCHANGADI VADAKKUMPURAM PO, NORTH PARUR, KERALA and (2) VIDYAN T G, THURUTHIL HOUSE, KOCHANGADI VADAKKUMPURAM PO, NORTH PARUR, KERALA.**

3. Total liabilities: **Rs. 27,24,978.97 (Rupees Twenty Seven Lakhs Twenty Four Thousand Nine Hundred and Seventy Eight and Paise Ninety Seven only) as on 06.07.2024 plus interest, cost, suit filing charges, expenses and other charges.**

4. (a) **Mode of Auction : Online**

   (b) Details of Auction Service Provider:

Company Name	**M/s PSB Alliance (Ebkray)**
Helpdesk Number	**8291220220**
Email	**support.ebkray@psballiance.com**
Website	**https://ebkray.in/**

   (c) Date & Time of E-auction : **29.08.2024** between **11.30 AM and 12.30PM** (With unlimited extension of 5 minutes duration each till sale is concluded)

   (d) Portal of E Auction : **https://ebkray.in/**

5. Last Date for receipt of Tender Documents (**Online/ Offline**) : **27.08.2024 till 5.00 PM**

6. Address in which the tender document to be submitted: Canara Bank, **North Paravur Branch, Near Lakshmi College,Amman Kovil Road,North Paravur, Ernakulam – 683513**

7. Reserve Price : **Rs. 24,98,000/- (Rupees twenty four lakhs ninety eight thousand only)**

8. Earnest Money Deposit (EMD) : **Rs.2,49,800/- (Rupees two lakhs forty nine thousand and eight hundred only)**

9. Last date of receipt of EMD : **27.08.2024**

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://ebkray.in/.** 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. 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://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.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Regional Office-I, Ernakulam OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, North Parur Branch, Ernakulam, Account number: 209272946, IFSC code: CNRB0004665 on or before 27.08.2024 up to 5.00 pm.**

g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.08.2024 up to 5.00 PM**, to Canara Bank, **North Parur 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.

h. 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.

i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000 (Rupees twenty 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.

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 within the period stated above, the deposit made by him

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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 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.***

l. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.

m. Authorized 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 internet but interested in participating the E-Auction, they can approach Canara Bank Regional Office Ernakulam 1,TD Road Or **North Parur Branch**, who, as a facilitating center, shall make necessary arrangements.

o. For further details **North Parur Branch** may be contacted during office hours on any working day, e-mail id cb4665@canarabank.com OR the service provider.

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.

कृते केनरा बैंक / For Canara Bank

प्राधिकृत अधिकारी / Authorized Officer

Place: Ernakulam
Date: 22.07.2024

AUTHORISED OFFICER
CANARA BANK