കനറാ ബാങ്ക് केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Regional Office: Alappuzha, Ground floor, BSNL CTO Building, Near Iron Bridge, Alappuzha, Kerala - 688011. Ph No. 0477 2950500, Email: roalprec@canarabank.com

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 possession of which has been taken by the Authorised Officer of **Kayamkulam (2320) Branch** of the Canara Bank, S V Hall, HC Road, Puthiyidom, Kayamkulam - 690502 will be sold on "**As is where is", "As is what is", and " Whatever there is" on 27.09.2024**, for recovery of **₹25,61,285.14/- (Rupees Twenty Five Lakh Sixty One Thousand Two Hundred Eighty Five and Paisa Fourteen only)** as on 26-08-2024 plus further interest and costs due to the **Kayamkulam (2320) Branch** of the Canara Bank, from borrower/s **Mr. Sharath Sivan, S/o Sivan residing at Kalathil, Pullikanakku PO, Kayamkulam – 690537 and guarantor Mr. Shivan J, S/o Janardhanan Sivan residing at Kalathil, Pullikanakku PO, Kayamkulam – 690537**.

The reserve price for the property will be **₹27,80,000/- (Rupees Twenty Seven Lakh Eighty Thousand Only)** and the earnest money deposit will be **₹2,78,000/- (Rupees Two Lakh Seventy Eight Thousand Only).**

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

All part and parcel of property having an extent **2.02 ares** of land and building in ReSY No: 187/13-2-2 in Block No: 24, **Krishnapuram** Village, Karthikapally Taluk, Alappuzha District, owned by Mr. Sharath Sivan.

Boundaries:

North : Property of Thulasi
South : Private way
East : Property of Muthinithazhe
West : Property of Anil Kumar

There are no known encumbrances on the above property as per the knowledge of the bank.

Type of Possession:- Symbolic Possession

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (**https://www.canarabank.com**) or may contact Branch Manager of **Kayamkulam (2320) Branch** of the Canara Bank, S V Hall, HC Road, Puthiyidom, Kayamkulam - 690502 Ph No (0479 2445349, 9496328322) during office hours on any working day.

Date: 27.08.2024
Place: ALAPPUZHA

Authorised Officer
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 27.08.2024

1.	Name and Address of the Secured Creditor	:	Canara Bank, S V Hall, HC Road, Puthiyidom, Kayamkulam - 690502
2	Name and Address of the Borrower(s)	:	Mr. Sharath Sivan, S/o Sivan residing at Kalathil, Pullikanakku PO, Kayamkulam – 690537 and guarantor Mr. Shivan J, S/o Janardhanan Sivan residing at Kalathil, Pullikanakku PO, Kayamkulam – 690537
3	Property in the name of	:	Mr. Sharath Sivan
4	Total liabilities as on 16.07.2024	:	₹25,61,285.14/- (Rupees Twenty Five Lakh Sixty One Thousand Two Hundred Eighty Five and Paisa Fourteen only)
5	a) Mode of Auction		Online
	b) Details of Auction service provider	:	M/s PSB Alliance Ltd Contact no. 8291220220 Email id: support.ebkray@psballiance.com
	c)Date & Time of Auction	:	**27.09.2024** Time: 11.00 am to 12.00 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.
	d)Portal of E Auction	:	http://ebkray.in/
	d)Place of Auction	:	Canara Bank, S V Hall, HC Road, Puthiyidom, Kayamkulam - 690502
	e)Reserve Price	:	**₹27,80,000/- (Rupees Twenty Seven Lakh Eighty Thousand Only)**
6	Last Date for receipt of Tender Documents (Online/ Offline)		**25.09.2024 upto 5.00 PM**
7	Address in which the tender document to be submitted		Canara Bank, S V Hall, HC Road, Puthiyidom, Kayamkulam - 690502
8	Earnest Money Deposit (EMD) and last date of receipt of EMD		**₹2,78,000/- (Rupees Two Lakh Seventy Eight Thousand Only)** **25.09.2024 upto 3.00 PM**

6. 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 http://ebkray.in/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
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.
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 PSB Alliance Ltd. Contact no: 8291220220; Email id: support.ebkray@psballiance.com
f. The intending bidders should register their names at portal http://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 M/s PSB Alliance Ltd. Contact no: 8291220220; Email id: support.ebkray@psballiance.com
g. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.

h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.08.2024 upto 5.00 pm**, to Canara Bank, **Kayamkulam (2320) 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.

j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/-.** 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 concerned Circle Office or Regional Office Alappuzha who, as a facilitating centre, shall make necessary arrangements.

   (A) For further details Branch Manager of the **Kayamkulam (2320) Branch** of the Canara Bank, S V Hall, HC Road, Puthiyidom, Kayamkulam - 690502 Ph No (0479 2445349, 9496328322) Email: cb2320@canarabank.com may be contacted during office hours on any working day OR The service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.ebkray@psballiance.com/ support.ebkray@procure247.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: ALAPPUZHA
Date: 27.08.2024

Authorised Officer
CANARA BANK