केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate
REGIONAL OFFICE
SAFE WAY COMPLEX, PIRIVUSALA,
CHANDRANAGAR P.O.PALAKKAD - 678007

**To**

**Mr RAMESH M**

**S/o MUKUNDAN NAIR**

**PRASOOTHI VILLA, KOONATHARA PO**

**PALAKKAD 679 523**

**MOB :: 91 9946565656**

**Mrs NISHA RAMESH**
**W/o RAMESH**
**PRASOOTHI VILLA, KOONATHARA PO**
**PALAKKAD 679 523**
**MOB :: 91 9947287772**

**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 Shoranur Branch, Palakkad** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is on **01-07-2025**, for recovery of **Rs.1,22,21,932.70/- (Rupees One Crore Twenty Two Lakh Twenty One Thousand Nine Hundred Thirty Two & Paisa Seventy Only )** along with interest from 28-05-2025 due to the Shoranur Branch, Palakkad of Canara Bank from **Mr RAMESH M and Mrs NISHA RAMESH.**

The reserve price will be;
**ITEM NO 1:** Rs **82,85,512**/- (Rupees Eighty Two Lakhs Eighty Five Thousand Five Hundred and Twelve only) and the earnest money deposit will be Rs **8,28,551.2** ( Rupees Eight lakh Twenty Eight Thousand Five Hundred Fifty One and Twety Paisa.)

**ITEM NO 2:** Rs **12,42,382**/- (Rupees Twelve Lakh Forty Two Thousand Three Hundred and Eighty Two Only) and the earnest money deposit will be Rs **1,24,238.20 (Rupees One lakhs,**

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**Twenty Four Thousand Two Hundred and Thirty Eight and paisa Twenty Only)**

**ITEM NO 3: Rs 51,37,200/- (Rupees Fifty One lakh Thirty Seven Thousand Two Hundred Only)** and the earnest money deposit will be Rs 5,13,720/- (Rupees Five Lakhs Thirteen Thousand Seven Hundred and Twenty only).

**Rs.37,23,400/- (Rupees Thirty Seven Lakhs twenty three Thousand four hundred Only)** and the earnest money deposit will be **Rs.3,72,340 (Rupees Three Lakhs seventy two Thousand three Hundred and fourty Only)** The Earnest Money Deposit shall be deposited on or before 03-06-2025 **before 5 PM**.

**DETAILS OF PROPERTIES**

**ITEM NO. 1**

All The Part and Parcel of Land measuring 8.13 Cents along with 2352 Sq. Ft Residential Building Situated at Sy No. 44/4, Koonathara Amsom Desom, Vaniyamkulam I Village, Vaniyamkulam Panchayath, Ottapalam Taluk, Palakkad District owned by Sri Ramesh as per Document No1114/2004 of SRO Shoranur Dated 26/07/2004).

Boundaries

East :: Share Sold to Indira
South :: Property of Suresh , PWD Road
North :: Property of Prabhakaran

**ITEM NO 2**

All The Part and Parcel of 5 ¼ Cents of Land Along with Workshop Building Situated at Sy No 114/8, Koonathara Amsom Desom, Vaniyamkulam 1 Village, Vaniyamkulam Panchayath, Ottapalam Taluk, Palakkad District, owned by Sri Ramesh as Per Document No 1073/2011of SRO Shoranur Dated 02/06/2011)

Boundaries

East :: Property of Krishnankutty & Anandan

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South :: Property of Krishnankutty

North :: Private Way

West :: Panchayath Road

**ITEM NO 3**

All the part and parcel of 22.74 cents of land situated at Sy No 63/1, Karakkad Amsom, Eruppe Desom, Shoranur 1 Village, Ottapalam Taluk, Palakkad District, owned by Sri Ramesh as Per Document No 1073/2011of SRO Shoranur Dated 02/06/2011)

Boundaries

East :: Municipal Road, Thodu

South :: Property of Saritha and Sreeja

North :: Thodu and property of Balan

West :: Property of Prakash

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (**https://www.canarabank.com**) and service provider website https://baanknet.com/ - **M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address:** support.BAANKNET@psballiance.comor may contact Branch In Charge, **SULTANPET Branch** of the Canara Bank / R&L Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9645156722, ) during office hours on any working day.

**Date : 28-05-2025** **Authorised Officer**

**Place : PALAKKAD** **CANARA BANK**

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 28-05-2025**

| | | | |
|---|---|---|---|
| 1. | Name and Address of the Secured Creditor | | CANARA BANK Shoranur |
| 2 | Name and Address of the Borrower(s)Guarantor(S) | | **1) Ramesh m**<br>**S/o mukundan nair**<br>**Prasoothi villa, koonathara po**<br>**Palakkad 679 523**<br>**2) Mrs nisha ramesh**<br>**W/o ramesh**<br>**Prasoothi villa, koonathara po**<br>**palakkad 679 523** |
| 3 | Property in the name of | | Mr Ramesh M |
| 4 | Total liabilities as on 28-05-2025 | | **Rs.1,22,21,932.70/-(Rupees One Crore Twenty Two Lakh Twenty One Thousand Nine Hundred Thirty Two & Paisa Seventy Only )** |
| 5 | a) Mode of Auction | | ONLINE |
| | b) Details of Auction service provider | | **M/s PSB Alliance Ltd (BAANKNET)**<br>**Contact No.8291220220**<br>**e-mail address: support.BAANKNET@psballiance.com** |
| | c)Date & Time of Auction | | **01-07-2025** 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 | | https://baanknet.com/ |
| | d)Place of Auction | | ONLINE |
| | e)Reserve Price | | **ITEM NO 1:** Rs **82,85,512**/- (Rupees Eighty Two Lakhs Eighty Five Thousand Five Hundred and Twelve only)<br>**ITEM NO 2:** Rs **12,42,382**/- (Rupees Twelve Lakh Forty Two Thousand Three Hundred and Eighty Two Only)<br>**ITEM NO 3: Rs 51,37,200/- (Rupees Fifty One lakh Thirty Seven Thousand Two Hundred Only)** |
| 6 | Last Date for receipt of Tender Documents (Online/ Offline) | | **30-06-2025 till 5.00 PM** |

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|---|---|---|---|
| 8 | Earnest Money Deposit (EMD) and last date of receipt of EMD | | **ITEM NO 1**: Rs **8,28,551.20** ( Rupees Eight lakh Twenty Eight Thousand Five Hundred Fifty One and Twety Paisa.)<br><br>**ITEM NO 2**: Rs **1,24,238.20 (Rupees One lakhs, Twenty Four Thousand Two Hundred and Thirty Eight and paisa Twenty Only)**<br><br>**ITEM NO 3**: Rs 5,13,720/- (Rupees Five Lakhs Thirteen Thousand Seven Hundred and Twenty only).<br><br>EMD amount shall be deposited on or before 30-06-2025, before 05.00 pm. |

**9. 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://baanknet.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 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 (BAANKNET) Contact No.8291220220 e-mail address: support.BAANKNET@psballiance.com**. 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://baanknet.com/ and get their User ID and password free of cost. Prospective bidder may avail online training on e- auction from the service **M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address: support.BAANKNET@psballiance.com**.

g. 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.

h. 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.

i. 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.

j. ***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***.

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

l. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m. 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 Palakkad who, as a facilitating centre, shall make necessary arrangements.

n. For further details **Shoranur Branch** of the Canara Bank, recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9645156722,) may be contacted during office hours on any working day, OR **M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address: support.BAANKNET@psballiance.com**

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**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 :PALAKKAD**

**Date :28-05-2025**

**Authorised Officer**

**CANARA BANK**

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