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 property 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 30.09.2025 for recovery of Rs. 6,30,567,03.59/- (Rupees Six Crore Thirty lakhs Fifty Six Thousand Seven Hundred and Three and Fifty Nine Only, and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: **1**). M/s Rockey Enclave Prop Surendran C K , PP Road, Bypass Junction Chorode P O , Vadakara, Kozhokode -673106 **2**). Surendran C K S/o Achuthan,Cheruvoth House Chorode P O Vadakara-673106 **3**) Smt Beena Surendran W/o Surendran C K, Gokul , Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) **4**).Smt . Leena , Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) **5**).Smt . Sathi Kunhiraman, Deceased rep by Legal Heirs **a**) Smt. Beena Surendran Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 b)Smt Leena, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310

Details and full description of the immovable properties

Item No 1. All the part and parcel of the property measuring 4.04 ares of land and building in old Sy No 82/5,Re Sy No 230/21 in Vadakara Desom, Vadakara Amsom, Vadakara village , Vadakara in Kozhikode District

Item No 2. EMT of the property All that part and parcel of the property measuring Plot in 2.42 ares(5.98 Cents) of in Old Sy No 193/2 A, Re Sy No 38/2 plot in Chevayur Village, Kozhikode Sub District and Kozhikode District

Item No 3. EMT of the property measuring 14.90 ares (36.80 cents) of Land and Residential Building in Old Sy No 10/8, Re sy No 5/14 in Nelliayankara Desom , chorode Amsom, Chorode Village, Vadakara Sub District Kozhikode.

Item No 4. All the Part and Parcel of the Property measuring 11.4 ares (28.16) cents of land Old Sy No 176/4 Re Sy No 38/1 in Vadakara desom , Vatakara Amsom Vadakara Village in Kozhikode District

Item No 5. EMT of 36.77 cents of land and Commercial building in Re Sy No 18/41 (Old Sy No 43/15A) Chorode Village, Vadakara taluk , Kozhikode District.

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 Authorized Officer ARM Branch, Kozhikode, mail id : cb7594@canarabank.com, Ph: 9188406941

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा, कोझिक्कोड
A.R.M. Branch, Kozhikode

Date: 03.09.2025
Place: Kozhikode

Authorized Officer
CANARA BANK

Internal
Internal

*Excluding movables

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank Arm Branch,
Opposite National Hospital, Faura Building, Near Ruchi Bhavan,
Mavoor Road, Kozhikode, 673001

2. Name and Address of the Borrowers /Guarantors: **1)**. M/s Rockey Enclave
Prop Surendran C K,
PP Road, Bypass Junction
Chorode P O ,
Vadakara,
Kozhokode -673106

2). Surendran C K
S/o Achuthan,
Cheruvoth House
Chorode P O
Vadakara-673106

3) Smt Beena Surendran
W/o Surendran C K,
Gokul,Near Muthappan Bus Stop,
Naluthara P O
Mahe Puducheri-673310 (Guarantor)

4).Smt . Leena ,
Gokul,Near Muthappan Bus
Naluthara P O
Mahi Puduchery-673310

5).Smt . Sathi Kunhiraman,

Deceased rep by Legal Heirs

a) Smt. Beena Surendran
Gokul, Near Muthappan Bus Stop,
Naluithara P O Mahe Puducheri-673310

b) Smt Leena,
Gokul, Near Muthappan Bus Stop,
Naluithara P O Mahe Puducheri-673310

3. Total liabilities as on date : Rs. 6,30,567,03.59/- (Rupees Six Crore Thirty lakhs Fifty Six Thousand Seven Hundred and Three and Fifty Nine Only)

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4. (a) Mode of Auction : Online

(b) Details of Auction Service Provider: M/s PSB Alliance (BAANKNET)
Helpdesk No.: 8291220220
E mail support.BAANKNET@psballiance.com
Website: https://baanknet.in/

(c) Date & Time of e-auction : 30.09.2025 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://baanknet.in/

5. Last Date for receipt of Tender Documents (Online/ Offline) : 29.09.2025 till 4.00 PM

6. Address in which the tender document to be submitted : Canara Bank Arm Branch,
Opposite National Hospital,
Faura Building, Near Ruchi Bhavan,
Mavoor Road, Kozhikode, 673001

7. Reserve Price of Properties

Item No 1	:	Rs 95,00,000/- (Rupees Ninety Five Lakhs only)
Item No 2	:	Rs.76,00,000/-(Seventy Six Lakh Only)
Item No 3	:	Rs.1,33,00,000 (One Crore Thirty Three Lakh Only)
Item No 4	:	Rs 23,00,000 (Twenty Three Lakh Only)
Item No 5	:	Rs 10,45,00,000 (Ten Crore Forty Five Lakh Only)

8. Earnest Money Deposit (EMD) and last date of receipt of EMD

Item No 1	: Rs 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only)
Item No 2	: Rs 7,60,000/- (Rupees Seven lakh Sixty Thousand Only)
Item No 3	: Rs 13,30,000/-(Thirteen lakh Thirty Thousand Only)
Item no 4	: Rs 2,30,000/- (Two Lakh Thirty Thousand Only)
Item No 5	: Rs 1,04,50,000 (One Crore Four Lakh Fifty Thousand only)

on or before 29.09.2025 before 4.00pm

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/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).

Internal
Internal

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected, with Prior Appointment with Authorized Officer, on 26.09.2025 between 10.00 AM and 5.00 PM

d. Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com **portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email:support.baanknet@psballiance.com.**

e. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) 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 on or before 29.09.2025, the intending bidders should submit a copy of the following documents/details on or before 29.09.2025 upto 4.00 PM, to Canara Bank, ARM Branch, Kozhikode by hand or by email.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

h. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank ARM Branch Kozhikode, IFSC Code CNRB0007594.

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

Internal Internal

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 26.09.2025 from 10.00 a.m. to 5.00 P.M.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.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.

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER
CANARA BANK

Place: Kozhikode
Date: 03.09.2025

Internal Internal