केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Balussery Branch, Building No. B.P. IV/406-A Main Road Balusseri Balussery 673612
Mob: 8891966271 ,Email: cb0841@canarabank.com

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 mortaged/ charged to the secured Creditor, the constructive of which has been taken by the Authorised Officer of CANARA BANK, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 19-12-2025., for recovery of Rs.9,88,366.24/- due to the Secured Creditor from 1)Sri Ganeshan K K , and 2)Sreelekha T P. The reserve price will be Rs.22,11,000/- and the earnest money deposit will be Rs.2,21,100/-.

1	Name and Address of the Secured Creditor	CANARA BANK, BALUSSERY
2	Name and Address of the Borrower & Guarantor	1. **Sri. GANESHAN K K** S/O GOPALAN NAIR, KUZHIKKANDATHIL, THURUTHYAD, BALUSSERY, KERALA-673612. 2. **Smt.. SREELEKHA TP,** W/O GANESHAN KK, KUZHIKKANDATHIL, THURUTHYAD, BALUSSERY, KERALA-673612.
3	Total liabilities as on 12-11-2025	**Rs. 9,88,366.24** (Rupees Nine Lakhs Eighty Eight Thousand Three hundred and Sixty six and Twenty Four Paisa only)
4	a) Mode of Auction	E-Auction
	b) Details of Auction service provider	M/s PSB Alliance Pvt. Ltd (BAANKNET)
	c) Date & Time of Auction	19.12.2025 ; between 11.00 AM to 12.00 PM(With unlimited extension of 5 minutes duration each till sale is concluded)
	d) Place of Auction E-Auction	ONLINE
	e) Portal of E Auction	https://baanknet.com
5	Details of Property/ies	All that part parcel of Land and Building admeasuring 4.05 Ares of land in R Sy No. 36, 3,6 old survey No.48 of Balussery Village, Kozhikode Taluk & District in the name of Sri . Kuzhikandathil Ganeshan as follows: Boundaries as per Title Deed (as per LSR): East -Thannil Shesham Anya Kaivasam Sthalam North - Ouduvazhi West - Thannil Shesham Ente Kaivasham South - Thannil Shesham Ente Kaivasham

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		Boundaries as per Location Certificate (as per LSR): East - Madhavi Kiavasham South - Madhavi Kiavasham West -Ammalu Amma Kaivasham North - Road.
6	Reserve	**Rs.22,11,000/-**(Rupees Twenty Two Lakhs Eleven Thousand Only)
7	a)Earnest Money Deposit	**Rs.2,21,100/-** (Rupees Two Lakhs Twenty One Thousand One Hundred Only)
	b)Last Date for Receipt of EMD	On or before 17.12.2025
8	The property can be inspected Date & Time	On or Before 16.12.2025

9 Other terms and 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).

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

c. The property can be inspected on 16.12.2025 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. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.2,61,000/- being of 10% of the Reserve Price 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 sai d challan" on or before 17.12.2025 at 4.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/- (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.50,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

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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, Balussery Name of Branch, IFSC Code CNRB0000841(Branch IFSC Code).

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

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 12.11.2025 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 Manager ,Mobile , 8078134237 ,8281004855 may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

Place:BALUSSERY
Date:13.11.2025

Authorised Officer
Canara Bank

For Canara Bank
Authorised Officer
Regional Office

Note: 1. The contents of the Notice may be suitably altered on case-to-case basis. 2. The details of encumbrances, if any, known to the bank are to be mentioned in the Sale Notice.

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