

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN VN BR4 MAR 2026-27

Date: 03/03/2026

To

1) M/s.Bliss Riviera,
Sy.No.348/11, Kurumassery,
Parakkadavu Village,
Aluva Taluk,
Ernakulam District, Kerala 683579.

2)Mr.Ratheesh P.M.,
Managing Partner of M/s Bliss Riviera,
Pattoorpaday House,
Thettaly,
Chowara PO,
Ernakulam District, Kerala 683571.

3)Mr.Madhavan,
S/o Late Mr.Neelakandan,
Pattoorpaday House,
Thettaly,
Chowara PO,
Ernakulam District, Kerala 683571.

4)Smt.Rema Madhavan,
W/o Madhavan,
Pattoorpaday House,
Thettaly,
Chowara PO,
Ernakulam District,
Kerala 683571.

5)Mr.Prabhakaran P.N.,
S/o Late Mr.Neelakandan,
Pattoorpaday House,
Thettaly,Chowara PO,
Ernakulam District,
Kerala 683571.

6) Mr.Abhilash P.N.,
S/o Narayanan,
Pattoorpaday House,
Thettaly,
Chowara PO,
Ernakulam District, Kerala
683571.

Sir / Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us and also placed the assets for auction in earlier occasion.Now the undersigned is once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act / or any other law in force.

Yours faithfully,

AUTHORISED OFFICER, CANARA BANK

Encl: Sale Notice

ए आर एम शाखा /ARM Branch

2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, **एरणाकुलम / Ernakulam - 682016**
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

**ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM
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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **09/04/2026**, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **₹ 11,92,60,680.72/- (Rupees Eleven Crores Ninety Two Lakhs Sixty Thousand Six Hundred Eighty and Paise Seventy Two Only)** due as on **31.01.2026** to the Asset Recovery Management Branch, Ernakulam of Canara Bank from the borrower/firm **M/s Bliss Riviera**, a partnership firm represented by its partners **Mr.Ratheesh P M** and **Mrs.Rema Madhavan** and guarantors **Mr.Ratheesh P M**, **Mrs.Rema Madhavan**, **Mr.Madhavan P**, **Mr.Prabhakaran P N** and **Mr.Abhilash P N** and for the recovery of **₹ 62,44,695.27/- (Rupees Sixty Two Lakhs Forty Four Thousand Six Hundred Ninety Five and Paise Twenty Seven Only)** due as on **31.01.2026** to the Asset Recovery Management Branch, Ernakulam of Canara Bank from the borrowers/guarantors **Mr.Ratheesh PM** and **Mr. Madhavan P**.

The Reserve Price: Rs.1,24,00,000/- (Rupees One Crore Twenty Four Lakhs Only)

The Earnest Money Deposit: Rs.12,40,000/- (Rupees Twelve Lakhs Forty Thousand Only)

**Last Date for deposit of Earnest Money Deposit - On or before 09/04/2026 by 10:00 AM.
(Only the bids with minimum 1 incremental offer above reserve price will be accepted)**

Details of Property:

(Property in the name of Mr.Madhavan covered by Deed No.996/89 and Deed No.659/89 of Sreemoolanagaram SRO)

All that part and parcel of immovable property consisting of land having an extent of 7.08 Ares of land in Re.Sy.No.287/18 (Old Sy.No.250/7) along with a residential building and all appurtenances and improvements thereon in Block No.31, Chowara Village, Aluva Taluk, Ernakulam District.

Boundaries:

North : Property of Abdul Khader
South : PWD Road
East : Property of Gopalan
West : Property of Veeravu

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) or may contact Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>.

**Date : 03/03/2026
Place : Ernakulam**

**AUTHORISED OFFICER
CANARA BANK**

ए आर एम शाखा /ARM Branch

**2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, एरणाकुलम / Ernakulam - 682016
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com**

**ASSET RECOVERY MANAGEMENT BRANCH
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

1. **Name and Address of the Secured Creditor** : Canara Bank, ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016
(Ph.No.0484 - 2353072 / 2353071)
2. **Name and Address of the Borrowers and Guarantors** : 1) M/s.Bliss Riviera,
Sy.No.348/11, Kurumassery,
Parakkadavu Village,
Aluva Taluk,
Ernakulam District, Kerala 683579.

2)Mr.Ratheesh P.M.,
Managing Partner of M/s Bliss Riviera,
Pattoorpadu House,
Thettaly,
Chowara PO,
Ernakulam District, Kerala 683571.

3)Mr.Madhavan,
S/o Late Mr.Neelakandan,
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Ernakulam District, Kerala 683571.
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6) Mr.Abhilash P.N.,
S/o Narayanan,
Pattoorpadu House,
Thettaly,
Chowara PO,
Ernakulam District, Kerala 683571.

- 1) Total liabilities as on 31/01/2026 : ₹ 11,92,60,680.72/-(Rupees Eleven Crores Ninety Two Lakhs Sixty Thousand Six Hundred Eighty and Paise Seventy Two Only) Plus further interest thereon along with suit expenses, incidental charges and other legal charges from the borrower/firm **M/s Bliss Riviera**, a partnership firm represented by its partners **Mr.Ratheesh P M** and **Mrs.Rema Madhavan** and guarantors **Mr.Ratheesh P M** , **Mrs.Rema Madhavan** ,**Mr.Madhavan**, **Mr.Prabhakaran P N** and **Mr.Abhilash P N**.
- ₹ 62,44,695.27/-(Rupees Sixty Two Lakhs Forty Four Thousand Six Hundred Ninety Five and Paise Twenty Seven Only) Plus further interest thereon along with suit expenses, incidental charges and other legal charges from the borrowers/guarantors **Mr.Ratheesh PM** and **Mr. Madhavan P**.
- 2) (a) Mode of Auction : Online Auction (E-Auction)
 (b) Details of Auction service provider : M/s PSB Alliance (BAANKNET)
 Help Desk Number : 8291220220
support.BAANKNET@psballiance.com
- (c) Date & Time of Auction : 09/04/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- (d) Portal of E-Auction : <https://baanknet.com>
- 3) Reserve Price : Rs.1,24,00,000/- (Rupees One Crore Twenty Four Lakhs Only)
 (Only the bids with minimum 1 incremental offer above reserve price will be accepted)

OTHER TERMS AND CONDITIONS

- a. The property will be sold in “as is where is, as is what is and whatever there 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 Authorised Officer, on **04/04/2026** between 11:00 A.M. & 4:00 P.M.
- d. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

