

ANNEXURE -III
CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: CB/SN/ ATHANI PANCHAMI/MAR26/17

Date: 17-02-2026

Panchami Traders Prop. Mr Premsanter K 4 643 K Medical College P O Athani Thrissur- 680596	Mr Premsanter K S/O Mr Kannankutty Parvathy Nivas Konchery Road Killannur P O Thrissur- 680581	Mrs. Vijaya Prem W/O Prem Sankar Parvathy Nivas Konchery Road Killannur P O Thrissur- 680581
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Dear Sir,

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, I on behalf of **Canara Bank Thrissur Athani Branch** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our **Thrissur Athani Branch of Canara Bank.**

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale 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

ENCLOSURE – SALE NOTICE

Cersai- 400087846924, 400085309253,
400085207267, 400085227908, 400087841202

CANARA BANK

**(A GOVERNMENT OF INDIA UNDERTAKING)
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 mortgaged/ charged to the secured Creditor, the constructive/ physical 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" on **27-03-2026, for recovery of Rs. 3,22,68,479.00/-(Rupees Three Crore Twenty Two Lakhs Sixty Eight Thousand Four Hundred Seventy Nine Only) as on 19-02-2026 and further interest thereon. The reserve price will be**

- 1)Rs 32,00,000/-(Rupees Thirty TwoLakhs Only),
- 2)Rs46,00,000/-(Rupees Fourty Six Lakhs Only)
- 3)Rs.35,00,000/-(Thirty Five Lakhs Only)
- 4)Rs.43,00,000/-(Fourty Three Lakhs Only)
- 5)Rs.41,00,000/-(Fouty One Lakhs Only)

and the earnest money deposit will be

- 1)Rs 3,20,000/-(Rupees Three Lakh Twenty thousand Only),
- 2)Rs4,60,000/-(Rupees Four Lakhs Sixty Thousand Only)
- 3)Rs.3,50,000/-(Rupees Three Lakhs Fifty Thousand Only)
- 4)Rs.4,30,000/-(Four Lakh Thirty Thousand Only)
- 5)Rs.4,10,000/-(Four Lakh Ten Thousand only)

1 Name and Address of the Secured Creditor	Canara Bank Thrissur Athani Branch
2 Name and Address of the Borrower & Guarantor	Panchami Traders Prop. Mr Premsanker K 4 643 K Medical College P O Athani Thrissur- 680596 Mr Premsanker K S/O Mr Kannankutty Parvathy Nivas Konchery Road Killannur P O Thrissur- 680581

	Mrs. Vijaya Prem W/O Prem Sankar Parvathy Nivas Konchery Road Killannur P O Thrissur- 680581
3 Total liabilities	Rs. 3,22,68,479.00/-(Rupees Three Crore Twenty Two Lakhs Sixty Eight Thousand Four Hundred Seventy Nine 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	27-03-2026 ,11 am to 12 noon
d) Place of Auction	E-Auction
5 Details of Property/ies	<u>Item No 1</u> ALL THE PART AND PARCEL OF 2.25 ARES OF LAND &RESIDENTIAL BUILDING AT Re-SY NO 12/95 SITUATED AT MUNDATHIKODE VILLAGE, THALAPILLY TALUK AND THRISSUR DISTRICT OWNED BY MR PREMSANKAR AND VIJAYAPREM BOUNDARIES (AS PER LOCATION SKETCH) EAST-PROPERTY OF PULIKUNNATHU PADMANABHAN NORTH-CANAL WEST-PROPERTY OF ANDIYATH RAMACHANDRAN SOUTH-PWD ROAD BOUNDARIES (AS PER TITLE DEED 4891/2010 of WADAKKANCHERRY SRO) EAST-PROPERTY OF KARTHYAYANI NORTH-CANAL WEST-PROPERTY OF THANKAPPAN SOUTH-PWD ROAD <u>Item No 2</u> ALL THE PART AND PARCEL OF 2.77 ARES OF LAND & COMMERCIAL BUILDING AT Re-SY NO 16/53 SITUATED AT VELAPPAYA VILLAGE, THRISSUR TALUK AND THRISSUR DISTRICT OWNED BY MR PREMSANKAR BOUNDARIES (AS PER LOCATION SKETCH) EAST-PROPERTY PREMSANKAR NORTH-PANCHAYATH ROAD WEST- PANCHAYATH ROAD

**SOUTH- PROPERTY PREMSANKAR
BOUNDARIES (AS PER TITLE DEED1080/2021 of
MUNDUR SRO)**

**EAST-PROPERTY PREMSANKAR
NORTH-PANCHAYATH ROAD
WEST- PANCHAYATH ROAD
SOUTH- PROPERTY PREMSANKAR**

Item No 3

**ALL THE PART AND PARCEL OF 3.30 ARES OF
LAND &COMMERCIAL BUILDING AT Re-SY NO
16/54 SITUATED AT VELAPPAYA VILLAGE,
THRISSUR TALUK AND THRISSUR DISTRICT
OWNED BY MR PREMSANKAR**

BOUNDARIES (AS PER LOCATION SKETCH)

**EAST- PANCHAYATH ROAD
NORTH-PANCHAYATH ROAD
WEST- PROPERTY OF PREMSANKAR
SOUTH- PROPERTY MALAYIL SUJITHKUMAR
BOUNDARIES (AS PER TITLE DEED 1081/2021
MUNDUR SRO)**

**EAST- PANCHAYATH ROAD
NORTH-PANCHAYATH ROAD
WEST- PROPERTY OF NK SUNIL
SOUTH- PROPERTY MALAYIL SUJITHKUMAR**

Item No 4

**ALL THE PART AND PARCEL OF 2.06 ARES OF
LAND &RESIDENTIAL BUILDING AT SY NO 689/2
SITUATED AT KILLANNUR VILLAGE, THRISSUR
TALUK AND THRISSUR DISTRICT OWNED BY MR
PREMSANKAR AND VIJAYAPREM**

BOUNDARIES (AS PER LOCATION SKETCH)

**EAST-PROPERTY OF AYYAPATH PARAMBIL
RATHNAKUMARI**

**NORTH-PROPERTY OF RATHNAKUMARI
WEST- VAZHI**

**SOUTH- PROPERTY VIMALA
BOUNDARIES (AS PER TITLE DEED5682/2004 of
THRISSUR SRO)**

**EAST-REMAINING PROPERTY
NORTH-PROPERTY OF GRACY FRANCIS
WEST- VAZHI**

SOUTH- REMAINING PROPERTY

	<u>Item No 5</u> ALL THE PART AND PARCEL OF 3.53 ARES OF LAND AT SY NO 689/2P SITUATED AT KILLANNUR VILLAGE, THRISSUR TALUK AND THRISSUR DISTRICT OWNED BY MR PREMSANKAR AND VIJAYAPREM BOUNDARIES (AS PER LOCATION SKETCH) EAST-PROPERTY OF ALLERY MADHAVAN AND SHYJAN NORTH-PROPERTY OF KUMMULLY GOVINDHAN EZHUTHACHAN WEST- PROPERTY OF JESSY JOSEPH AND PREMSANKAR SOUTH- PRIVATE ROAD AND PROPERTY OF SHYJAN AND VIMALA BOUNDARIES (AS PER TITLE DEED 1416/2014 ofTHRISSUR SRO) EAST-PROPERTY OF NJALLERY MADHAVAN AND SHYJAN NORTH-PROPERTY OF KUMMULLY GOVINDHAN EZHUTHACHAN WEST- PROPERTY OF PALAKKAL KUTTIKADAN JESSY JOSEPH, PREMSANKAR AND VIMALA SOUTH- PRIVATE ROAD AND PROPERTY OF SHYJAN AND VIMALA
6 Reserve Price	1)Rs 32,00,000/- (Rupees Thirty Two Lakhs Only), 2)Rs46,00,000/- (Rupees Fourty Six Lakhs Only) 3)Rs.35,00,000/- (Thirty Five Lakhs Only) 4)Rs.43,00,000/- (Fourty Three Lakhs Only) 5)Rs.41,00,000/- (Fouty One Lakhs Only)
7 Earnest Money Deposit	1)Rs 3,20,000/- (Rupees Three Lakh Twenty thousand Only), 2)Rs4,60,000/- (Rupees Four Lakhs Sixty Thousand Only) 3)Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) 4)Rs.4,30,000/- (Four Lakh Thirty Thousand Only) 5)Rs.4,10,000/- (Four Lakh Ten Thousand only)
8 The property can be inspected Date & Time	26.03.2026 from 2 pm-4pm

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 **26.03.2026** between **2pm** and **4pm**.
- 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 & aadhaar and aadhaar 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
1)Rs 3,20,000/- (Rupees Three Lakh Twenty thousand Only),
2)Rs4,60,000/- (Rupees Four Lakhs Sixty Thousand Only)
3)Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
4)Rs.4,30,000/- (Four Lakh Thirty Thousand Only)
5)Rs.4,10,000/- (Four Lakh Ten Thousand only) 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 said challan on or before **26.03.2026 at 5 PM**.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.25000/ - mentioned under the column "Increment Combo" . 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 Rs25000/- 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 Thrissur Athani Branch**

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

26.03.2026 from 2pm-4pm

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 RLFP Section Regional Office Thrissur , Mobile No - 8281999827** 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

Date: 19-02-2026

Place: Thrissur

Authorised Officer

CANARA BANK