

REGIONAL OFFICE

**SAFE WAY COMPLEX, PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007**

To

**Mr UNNIKRISHNAN A K
POOPPATTA HOUSE
KANAYAM P OCHALAVARA KAYILIAD
PALAKKAD DISTRICT 679 122**

**Mrs NEELI P S
POOPPATTA HOUSE
KANAYAM P OCHALAVARA KAYILIAD
PALAKKAD DISTRICT 679 122**

**Mrs SYAMALA K S
POOPPATTA HOUSE
KANAYAM P OCHALAVARA KAYILIAD
PALAKKAD DISTRICT 679 122
MOB :: 91 8113931197**

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 to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of, Shoranur branch of the **25/03/2026**, for recovery of **₹14,22,368.42 (Rupees Fourteen Lakh twenty Two Thousand three Hundred & Sixty Eight, Paise Forty Two Only)** and interest from 01/03/2026 & Legal expenses and cost due to the Shoranur Branch of Canara Bank from Borrower Mr. Unnikrishnan, Mrs Neeli P S & Mrs Syamala K S.

The reserve price for the property will be **₹26,00,000/- (Rupees Twenty Six Lakh ne Only)** and the earnest money deposit will be **₹2,60,000/- (Rupees Two Lakh Sixty Thousand Only)**

DETAILS OF PROPERTY

All that part and parcel of the property consisting of land and building in Sy No. 13/1 and 13/2 measuring 0.1123 hectares and 0.1255 hectares respectively, in Shoranur II village, Kanayam Desom, Ottappalam Taluk, Palakkad district, with borders as:

REGIONAL OFFICE

SAFE WAY COMPLEX, PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007

East: Pathway and property of Shaseri Devan

West: property of Ulambuzhathodi Rani

North: House of Neeli and property of Narayanan Namboodiri

South: Property of Devan Sharody

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.com** or may contact Recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9495694504, 9496216239, 9633975119) during office hours on any working day.

Date: 02/03/2026

Place: Shoranur

Authorized Officer

CANARA BANK

REGIONAL OFFICE

SAFE WAY COMPLEX, PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 02/03/2026		
1.	Name and Address of the Secured Creditor	Canara Bank, Shoranur
2	Name and Address of the Borrower(s)	Mr. Unnikrishnan, Mrs Neeli P S & Mrs Syamala K S Pooppatta House, Kanayam P O Chalavara Kayiliad, Palakkad
3	Property in the name of	Mr. Unnikrishnan
4	Total liabilities as on 01/03/2026	₹14,22,368.42 (Rupees Fourteen Lakh twenty Two Thousand three Hundred & Sixty Eight, Paise Forty Two Only) plus other cost and charges due to bank
5	a) Mode of Auction	ONLINE
	b) Details of Auction service provider	M/s PSB Alliance Ltd (ebkray) Contact No.8291220220 e-mail address: support.ebkay@psballiance.com
	c)Date & Time of Auction	25/03/2026 Time: 11.00 am to 12.00 pm (with unlimited extension of 10 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	₹26,00,000.00 (Rupees Twenty Six Lakh Only)
6	Last Date for receipt of Tender Documents (Online/ Offline)	24/03/2026, before 5.00 pm.
7	Earnest Money Deposit (EMD) and last date of receipt of EMD	₹2,60,000.00 (Rupees Two Lakh Sixty Thousand Only) & 24/03/2026, before 5.00 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

- The property will be sold in “as is where is and as is what is” basis including encumbrances, if any.
- '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.
- The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM.
- 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.
- The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password & EMD amount of 10% of the Reserve Price is to be deposited to the Wallet of the Service Provider by way of Debit Card/UPI/NEFT/RTGS.
- 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.

REGIONAL OFFICE

**SAFE WAY COMPLEX, PIRIVUSALA,
CHANDRANAGAR P.O. PALAKKAD - 678007**

- g. 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.
- h. 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.
- i. ***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.***
- j. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- k. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l. 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.
- m. For further details Recovery Section, Regional Office, Palakkad, Canara Bank, (Ph. No 9495694504, 9500254526, 9633975119) may be contacted during office hours on any working day, ropkdrec@canarabank.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.

**Place : Shoranur
Date : 02/03/2026**

**Authorised Officer
CANARA BANK**