

**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 **25/03/2026**, [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 **₹1,30,34,977.20/-** (Rupees One Crore Thirty Lakhs Thirty Four Thousand Nine Hundred Seventy Seven and Paise Twenty only) due as on 31-12-2025 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s. Seamen India Foods, Mr. K J Joy, Mrs. Ajithakumari M M & Mr. Joji Joseph (Proprietor)**

Item 1 - The Reserve Price: Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)

Item 2 - The Reserve Price: Rs.62,00,000/- (Rupees Sixty Two Lakhs Only)

Item 3 - The Reserve Price: Rs.21,00,000/- (Rupees Twenty One Lakhs Only)

(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

Item 1- The Earnest Money Deposit: Rs.3,40,000/- (Rupees Three Lakhs Forty Thousand Only)

Item 2- The Earnest Money Deposit: Rs.6,20,000/- (Rupees Six Lakhs Twenty Thousand Only)

Item 3- The Earnest Money Deposit: Rs.2,10,000/- (Rupees Two Lakhs Ten Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before 24/03/2026 by 5:00 PM.

Details of Property:

- 1. (Property in the name of Mrs. Ajithakumari as per Sale Deed No 1757/1994 Under Kochi SRO)**

All that part and parcel of the immovable property having an extent of 2.82 ares made up of 0.40 ares in Sy no. 264/3-2, 0.68 Ares in Sy No. 264/1-2 & 1.74 Ares in Sy no. 264/2-2 of Edakochi village along with building bearing Door No. CC 22/14 and all other improvements in Kochi Taluk, Ernakulam District.

Boundaries as follows:

East: Road

South: Property of Joseph

West: Property of Joseph

North: Property of Joseph

- 2. (Property in the name of Mr. K J Joy as per Sale Deed No 1597/1990 & 4583/1981 under Kochi SRO)**

All that part and parcel of the immovable property having an extent of 3.30 Ares (0.49

Internal

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2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, एरणाकुलम / Ernakulam - 682016

PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

Ares in Sy No.111/3-2 & 2.81 ares in Sy No.111/2-7) of Palluruthy village along with building and all other improvements in Kochi Taluk, Ernakulam District.

Boundaries as follows:

East: Property of Raman

South: Road

West: Property of Joseph

North: Property of Raman

3. (Property in the name of Mr. K J Joy as per Sale Deed No 374/1993 under Kochi SRO)

All that part and parcel of the immovable property having an extent of 1.01 ares in Sy No.1094/3-5 of Palluruthy village along with building and all other improvements in Kochi Taluk, Ernakulam District.

Boundaries as follows:

East: Property of Augustine

South: Property of John

West: Property of Antony

North: Road

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 during office hours on any working day.

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

Date : 03/03/2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

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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. **Mr. K J Joy**
Kuduvassery House,
20/3101, Cultus Road,
Palluruthy, Ernakulam- 682006

 2. **M/s. Seamen India Foods**
CC 23/2743D
N H Road, Palluruthy
Ernakulam- 682006

 3. **Mrs. Ajithakumari M M**
Kuduvassery House,
20/3101, Cultus Road,
Palluruthy, Ernakulam- 682006

 4. **Mr. Joji Joseph**
Kuduvassery House,
20/3101, Cultus Road,
Palluruthy, Ernakulam- 682006

- 1) **Total liabilities as on 31/12/2025** : ₹1,30,34,977.20/- (Rupees One Crore Thirty Lakhs Thirty Four Thousand Nine Hundred Seventy Seven and Paise Twenty only) due as on 31/12/2025 Plus further interest thereon from 01/01/2026 along with suit expenses and other legal charges.

- 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** : 25/03/2026 & 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** : **Item 1 - The Reserve Price: Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)**
Item 2 - The Reserve Price: Rs.62,00,000/- (Rupees

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

Sixty Two Lakhs Only)

Item 3 - The Reserve Price: Rs.21,00,000/- (Rupees Twenty One 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 **17/03/2026** 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.
- e. Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (Baanknet)**, Help Desk Number: **8291220220**, Email id: support.BAANKNET@psballiance.com
- f. The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s PSB Alliance (Baanknet)**, Help Desk Number : **8291220220**, Email id: support.BAANKNET@psballiance.com
- g. 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 **well before 24/03/2026 upto 5:00 PM.**
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24/03/2026, 5:00 PM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
 - i. Details of payment in e-wallet & Bidder's A/c details.
 - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii. Bidders Name. Contact No. Address, E Mail Id.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000 (Rupees Twenty Five Thousand Only)**. The bidder who submits the highest bid (not below 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.
- k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid),

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