

REGIONAL OFFICE, KOLLAM

REF:RO:KLM: 2357: K MOHANAN:2025-26/01

Date: 25-02-2026

To

BORROWER/ GUARANTOR/MORTGAGOR

Sri. K MOHANAN
S/O KOCHUKUNJU
MALAYUDE PADINJATTETHIL,
THUVAYOOR, NORTH MURI,
ERATHU VILLAGE,
ADOOR,
PATHANAMTHITTA 691551

Smt. SREEJA K
MALAYUDE PADINJATTETHIL,
THUVAYOOR, NORTH MURI,
ERATHU VILLAGE,
ADOOR,
PATHANAMTHITTA 691551

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, Canara Bank has 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, **Adoor Branch** of Canara Bank. The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, 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,

കൃതേ കേന്ദ്ര ബാങ്ക് / For CANARA BANK
Authorised Officer
Canara Bank



ENCLOSURE - SALE NOTICE

റീക്കവറിലിനുള്ള & പ്രോവ്
പ്രിവൻഷൻ വിഭാഗം
റീജിയണൽ ഓഫീസ് കോല്ലം
ഒന്നാം നില, ടാഗ സെന്റർ
രാംകുലംഗര,
തിരുമുല്ലാവാരം പി ഒ
കോല്ലം 691012

वसूली विधि व धोखाधड़ी की
रोकथाम अनुभाग
क्षेत्रीय कार्यालय कोल्लम
प्रथम तल, टैग सेंटर
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कोल्लम- 691012

Recovery Legal & Fraud
Prevention Section
Regional Office Kollam
First Floor, TAG Centre
Ramankulangara, Thirumullavaram PO
Kollam - 691012

Ph: 0474-2791424
mail: roklmrec@canarabank.com
Web : www.canarabank.com

CERSAI ID: 400038373970

REGIONAL OFFICE, KOLLAM
(Auction Sale Notice for Immovable properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 RULES 8(6) & 9 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 **19-03-2026**, for recovery of **₹ 13,20,986.80 (Rupees Thirteen Lakh Twenty Thousand Nine Hundred and Eighty Six and Eighty Paise Only)** as on date plus further interest and costs due to the **Adoor Branch** of Canara Bank from **Sri. K Mohanan and Smt. Sreeja K.** The reserve price will be **₹ 18,15,000.00 (Rupees Eighteen Lakh Fifteen Thousand Only)** and the earnest money deposit will be **₹ 1,82,000.00 (Rupees One Lakh Eighty Two Thousand Only).**

1	Name and Address of the Secured Creditor	Canara Bank, Adoor Branch	
2	Name and Address of the Borrower & Guarantor	Sri. K MOHANAN S/O KOCHUKUNJU MALAYUDE PADINJATTETHIL, THUVAYOOR, NORTH MURI, ERATHU VILLAGE, ADOOR, PATHANAMTHITTA 691551	Smt. SREEJA K MALAYUDE PADINJATTETHIL, THUVAYOOR, NORTH MURI, ERATHU VILLAGE, ADOOR, PATHANAMTHITTA 691551
3	Total liabilities as on date	₹ 13,20,986.80 (Rupees Thirteen Lakh Twenty Thousand Nine Hundred and Eighty Six and Eighty Paise Only) as on date plus further interest along with suit expenses and other legal charges	
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	Online M/s PSB Alliance (BAANKNET) 19-03-2026 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded) Online portal https://baanknet.com/	
5	Details of Property/ies	All that part and parcel of 4.24 Ares of land and residential building in Sy No.861/5-6 & 862/3-3 in Erathu village, Block-16 Adoor Taluk, Pathanamthitta district owned by K Mohanan. Boundaries As per Deed: 3207/12(2.02 acres)	

റിക്വെറിംഗ് ഓഫീസർ
 പ്രിൻസിപ്പൽ ഓഫീസർ
 റീജിയണൽ ഓഫീസ് കോളം
 ഒന്നാം നില, ടാഗ സെന്റർ
 രാമകുളംഗര, തിരുമുല്ലാവരം പി ഒ
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		North: Property of Podiyan East: Property of K Mohanan South: Property of Raman West: Property of Kunjukunju As per deed no. 1594/07(2.22 acres) North: Property of Podiyan East: Property of Rajendran South: Property of Thevi West: Property of Raman & others
6	Reserve Price	₹ 18,15,000.00 (Rupees Eighteen Lakh Fifteen Thousand Only)
7	Earnest Money Deposit	₹ 1,82,000.00 (Rupees One Lakh Eighty Two Thousand Only)
8	The property can be inspected Date & Time	On or before 18-03-2026 between 10.00 AM and 5.00 PM.

9. Other terms and conditions

- 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(c) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior appointment of the Authorized Officer, on or before **18-03-2026 between 10.00 am to 5.00 pm.**
- 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 Digi locker 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 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **₹ 1,82,000.00 (Rupees One Lakh Eighty Two Thousand Only)** being 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 **18-03-2026, 5.00 PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **₹ 10,000/-** (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.

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- റിക്വെറി ലിഗൽ & ഫ്രോയ്ഡ്
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 രാമൻകുളംഗര,
 തിരുച്ചുല്ലാവാരം പി ഒ
 കൊല്ലം-691012

वसूली विधि व धोखा धड़ी कर
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कोल्लम- 691012

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First Floor, TAG Centre
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mail: roklmrec@canarabank.com

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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: Kollam

Date: 25-02-2026



कृते केनरा बैंक / For CANARA BANK
 Authorised Officer
 Canara Bank
 प्राधिकृत अधिकारी / Authorised Officer

റിക്കവറിലിഗൽ & ഫ്രോഡ് പ്രിവൻഷൻ വിഭാഗം
 റീജിയണൽ ഓഫീസ് കൊല്ലം
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