

APPENDIX XXXIV

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: ROMPM/R&L/SALE/2025-06/MAR/7
To

Date: 09.02.2026

M/s Mithra Group of Engineering V P Complex Karuvambram Post Malappuram 676123	Mr. Dipin M P s/o Sivasankaran Melakkam School road Karuvambram Post Malappuram 676123
Ms.Divya Sivasankaran Melakkam School road Karuvambram Post Malappuram Post 676123	Mr. Vipin M P s/o Sivasankaran Melakkam School road Karuvambram Post Malappuram 676123

Madam/ 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 Manjeri Main 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 Manjeri Main 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 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

Confidential

Internal





APPENDIX XXXIII

(Auction Sale Notice for Immovable properties)
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) & 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/ Symbolic possession of which has been taken by the Authorised Officer of **Canara Bank Manjeri Main Branch**, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **18.03.2026** (mention date of sale), for recovery of **Rs.18,10,155 /-** (**Rupees Eighteen Lakh Ten Thousand One Hundred and Fifty Five only**) due to the secured creditor from **M/s Mithra Group of Engineering, Mr. Dipin M P, Mr.Vipin M P and Ms.Divya Sivasankaran** plus interest, other expenses and charges. The reserve price will be **Rs.28,05,000/-** (**Rupees Twenty Eight Lakh Five Thousand Only**) and the earnest money deposit will be **Rs. 2,80,500** (**Rupees Two Lakh Eighty Thousand and Five Hundred Only**).

1	Name and Address of the Secured Creditor	Canara Bank Manjeri Main Branch Meridian Complex, CH Bye Pass, Karuvambram S.O Manjeri 676123
2	Name and Address of the Borrower & Guarantor	M/s Mithra Group of Engineering V P Complex Karuvambram Post Malappuram 676123 Mr. Dipin M P s/o Sivasankaran Melakkam School road Karuvambram Post Malappuram 676123 Ms.Divya Sivasankaran Melakkam School road Karuvambram Post Malappuram Post 676123 Mr. Vipin M P



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		s/o Sivasankaran Melakkam School road Karuvambram Post Malappuram 676123
3	Total Liabilities as 09.02.2026	Rs.18,10,155 /- (Rupees Eighteen Lakh Ten Thousand One Hundred and Fifty Five only) due to the secured creditor from M/s Mithra Group of Engineering, Mr. Dipin M P, Mr.Vipin M P and Ms.Divya Sivasankaran plus interest, other expenses and charges.
4	a) Mode of Auction b) Details of Auction Service Provider e) Date & Time of Auction f) Place of Auction	E-Auction M/s. PSB Alliance (Baanknet) 18.03.2026 & 11.00AM to 11:30 AM Online
5	Details of Properties	All that Part and Parcel of the property consisting of 9.31 cent of land and building with door no.257 at Re.Sy.No.201/9 at block 50, Narukara Village,Ernad Taluk Malappuram <u>Boundaries as per location map</u> East : Property owned by Mariyumma North : 1.80 meter of concrete municipal road West : Property owned by Krishnan Nair South : Property owned by Sankaran Master
6	Reserve Price (Please note to mention separately for each property)	Rs.28,05,000/- (Rupees Twenty Eight Lakh Five Thousand Only)
7	Earnest Money Deposit	Rs. 2,80,500 (Rupees Two Lakh Eighty Thousand and Five Hundred Only)
8	The property can be inspected Date & Time	03.03.2026 & 10:00 AM to 5:00 PM

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).

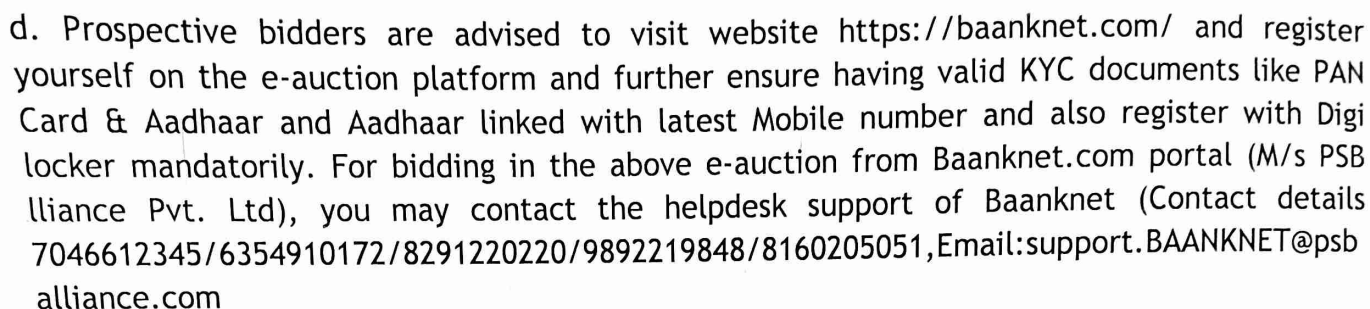
b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on **03.03.2026 between 10:00 AM to 5:00 PM.**

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Internal



e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 2,80,500 (Rupees Two Lakh Eighty Thousand and Five Hundred Only) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly on or before 16.03.2026 at 5.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000.00 (Rupees Ten Thousand Only)** (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.

g. The incremental amount/price during the time of each extension shall be **Rs.10,000.00 (Rupees Ten Thousand Only)** (incremental price) and time shall be extended to **5 (Five 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 Manjeri Main Branch (Name of Branch), IFSC Code **CNRB0000855** (Branch IFSC Code).

Internal



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 03.03.2026 from 10:00 A.M. to 5:00 P.M.

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 Sivakumar S P (Name of Nodal Officer & its team CO/RO/ Branch, Ph. No. Mobile - 9446998401) 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./ support.ebkray@procure247.com).

Place: Malappuram
Date: 09.02.2026


Authorised Officer
Canara Bank

