

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

Ref : ARM:SN:GAS:01:2026-27

Date : 24.03.2026

To,

M/s Genuine Agro Spices,
XI 447D Kanjiravelil Pulinchode,
Pazhamthottam PO,
Ernakulam-683565

Mr.Jinu KV @ Jinu Varghese
Kanjiravelil Pulinchode,
Pazhamthottam PO,
Ernakulam-683565

Ms. Mareena Jinu,
Kanjiravelil Pulinchode,
Pazhamthottam PO,
Ernakulam-683565

Mr. Nimesh Paul,
Thengungal, Indira Road
Palarivattom SO,
Ernakulam-682025

Ms. Geeba Jenny
Kanjiravelil Pulinchode,
Pazhamthottam PO,
Ernakulam-683565

Ms. Beena Jai
Ambattu Pazhamthottam PO
Ikarnadu Village, Kunnathunadu
Ernakulam-683565

Mr. Jai George
C/o George, Ambattu Matha,
Pazhamthottam PO
Kunnathunadu
Ernakulam-683565

Ms.Elsy Varghese,
Puthenmannathu House,
Kudakuthikuriz,
Meempara -682308

**Ms. Annie Mathai,
Nammanaril House, Vilangi PO,
Pattimattom Village,
Kizhakkambalam-683561**

Mr. Noble Mathew
Nammanaril House, Vilangi PO,
Pattimattom Village,
Kizhakkambalam-683561

Sir / Madam,

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, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us and also placed the assets for auction in earlier occasions. Now the undersigned is once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction 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

Encl: Sale Notice

Internal

एआरएमशाखाएरणाकुलम / ARM Branch Ernakulam

2ndFloor, Canara Bank Building, Chittoor Road, Ernakulam South - 682016

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

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 17/04/2026, [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 Rs.13,64,69,292.78 (Rupees Thirteen Crores Sixty Four Lakhs Sixty Nine Thousand Two Hundred Ninety Two And Paise Seventy Eight Only) as on 28.02.2026 plus further interest thereon along with and other charges due to the Asset Recovery Management Branch, Ernakulam of Canara Bank from M/s Genuine Agro Spices.

The Reserve Price:

- Item 1: Rs. 95,00,000/- (Rupees Ninety Five Lakhs Only)
 - Item 2: Rs. 1,33,00,000/- (Rupees One Crore and Thirty Three Lakhs Only)
 - Item 3: Rs. 40,00,000/- (Rupees Forty Lakhs Only)
 - Item 4: Rs. 9,50,00,000/- (Rupees Nine Crores and Fifty Lakhs Only)
 - Item 5: Rs. 1,33,00,000/- (Rupees One Crore and Thirty Three Lakhs Only)
 - Item 6: Rs. 1,27,00,000/- (Rupees One Crore and Twenty Seven Lakhs Only)
- (Only the bids with minimum 1 incremental offer above reserve price will be accepted)

The Earnest Money Deposit:

- Item 1: Rs. 9,50,000/- (Rupees Nine lakhs Fifty Thousand Only)
- Item 2: Rs. 13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand Only)
- Item 3: Rs. 4,00,000/- (Rupees Four Lakhs Only)
- Item 4: Rs. 95,00,000/- (Rupees Ninety Five Lakhs Only)
- Item 5: Rs. 13,30,000/- (Rupees Thirteen Lakhs and Thirty Thousand Only)
- Item 6: Rs. 12,70,000/- (Rupees Twelve Lakhs and Seventy Thousand Only)

Last Date for deposit of Earnest Money Deposit: On or before 16/04/2026 by 5:00 PM.

Details of Properties:

**Item 1 - Property in the name of Sri Jai George Covered by Document No.3609/2010
Of Puthencruz SRO**

All that part and parcel of the Immovable Property having a total extent of 5.67 Ares of land in Re Sy No. 56/2-3-2 (Old Sy.No.45/2/2) Block No.44 of Aikkaranadu North Village, along with residential building and all other improvements thereon, in Kunnathunad Taluk, Ernakulam District.

Boundaries :

North : Balance Property of Edayanal Baby

South : Property of Edayanal George

East : Panchayath Road

West : Balance Property of Edayanal Baby

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**Item 2 - Property in the name of Sri Jinu Varghese Covered by Document No.993/2022
of Puthencruz SRO**

All that part and parcel of the Immovable Property having a total extent of 2.38 Ares of land in Sy No.75/3-6 of Poonithura Village, along with building and all other improvements thereon, in Kanayannur Taluk, Ernakulam District.

Boundaries :

North : Way

South : Friendship Nagar Road

East : Pipeline Road

West : Property of Marshal

**Item 3 - Property in the name of Smt Beena Jai & Smt Elsy (Life Interest Holder)
Covered by Document No.2808/2014 of Puthencruz SRO**

All that part and parcel of the Immovable Property having a total extent of 2.43 Ares of land in Re Sy No. 289/31-4 (Old Sy.No.831/3-2) in Re.Sy.Block No.49 of Aikkaranadu South Village, along with residential building and all other improvements thereon, in Kunnathunad Taluk, Ernakulam District.

Boundaries :

North : Road

South : Property of Attupurath Mathai

East : Property of Reji

West : Property of Elizabeth

**Item 4 - Immovable property in the name of Sri Nimesh Paul covered by Doc 1588/1989 and
912/1992 of Kunnamkulam SRO**

All that part and parcel of the immovable property having a total extent of 112.04 Cents of Land in Re Sy No. 75/5-5-6 (Old Sy.No.909/2 & 910/2) Block No.18 of Kunnamkulam Village, Thalappily, Thrissur Taluk, Thrissur District.

Boundaries :

East : Property of Nimesh Paul

North : Property of Rajan

West : Road, Properties of Raghunandan and Vijayan

South : Thodu

**Item 5 - Property in the name of Sri Jinu K V Covered by Document No.870/2020
of Koothattukulam SRO**

All that part and parcel of the Immovable Property having a total extent of 36.82 Ares of land comprising of 3.57 Ares in Sy No. 544/12, 9.37 Ares in Sy No.544/11A, 17 Ares in Sy No.544/11B and 6.88 Ares in Sy No.544/10 of Koothattukulam Village, along with all other improvements thereon, in Muvattupuzha Taluk, Ernakulam District.

Boundaries :

North : Municipal Road

South : Property of St. Johns Yakobaya Church

East : Property of Geeba Jenny

West : Property of Jinu K V

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**Item 6 - Property in the name of Sri Nimesh Paul Covered by Document No.1235/2009
of Maradu SRO**

All that part and parcel of the Immovable Property having a total extent of 2.42 Ares of land in Sy No.70/1-14 of Poonithura Village along with a double storeyed residential building and all other improvements thereon, in Kanayannur Taluk, Ernakulam District.

Boundaries :

North : Indira Road

South : Property of George (Jossy as per Location Certificate)

East : Property of George (Jossy as per Location Certificate)

West : Property of Simon

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: cb2875@canarabank.com during office hours on any working day.

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

Date : 24.03.2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

Internal

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** :

M/s Genuine Agro Spices, XI 447D Kanjiravelil Pulinchode, Pazhamthottam PO, Ernakulam-683565	Mr.Jinu KV @ Jinu Varghese Kanjiravelil Pulinchode, Pazhamthottam PO, Ernakulam-683565
Ms. Mareena Jinu, Kanjiravelil Pulinchode, Pazhamthottam PO, Ernakulam-683565	Mr. Nimesh Paul, Thengungal, Indira Road Palarivattom SO, Ernakulam-682025
Ms. Geeba Jenny Kanjiravelil Pulinchode, Pazhamthottam PO, Ernakulam-683565	Ms. Beena Jai Ambattu Pazhamthottam PO Ikarnadu Village, Kunnathunadu Ernakulam-683565
Mr. Jai George C/o George, Ambattu Matha, Pazhamthottam PO Kunnathunadu Ernakulam-683565	Ms.Elsy Varghese, Puthenmannathu House, Kudakuthikuriz, Meempara-682308
Ms. Annie Mathai, Nammanaril House, Vilangi PO, Pattimattom Village, Kizhakkambalam-683561	Mr. Noble Mathew Nammanaril House, Vilangi PO, PattimattomVillage, Kizhakkambalam-683561

1. **Total liabilities as on 28/02/2026** : **Rs.13,64,69,292.78 (Rupees Thirteen Crores Sixty Four Lakhs Sixty Nine Thousand Two Hundred Ninety Two And Paise Seventy Eight Only)** with further interest and other incidental charges thereto incurred by the Bank

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** : **17/04/2026 & 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>

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3. Reserve : Item 1: Rs. 95,00,000/- (Rupees Ninety Five Lakhs Only)
 Price Item 2: Rs. 1,33,00,000/- (Rupees One Crore and Thirty Three Lakhs Only)
 Item 3: Rs. 40,00,000/- (Rupees Forty Lakhs Only)
 Item 4: Rs. 9,50,00,000/- (Rupees Nine Crores and Fifty Lakhs Only)
 Item 5: Rs. 1,33,00,000/- (Rupees One Crore and Thirty Three Lakhs Only)
 Item 6: Rs. 1,27,00,000/- (Rupees One Crore and Twenty Seven 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 **08/04/2026** 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 16/04/2026 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 **16/04/2026, 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

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- 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. 1,00,000/-** for **1,2,3,5,6 items** of properties and **Rs. 10,00,000/-** for **item 4** property. 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), 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 which shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, ARM Branch Ernakulam, 209272434 IFSCcode: CNRB0002875**. If the successful bidder fails to pay the sale price, 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.
- l. For sale proceeds of Rs.50 Lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1 % of the Sale amount under Section 194 - IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank.
- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- p. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- q. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- r. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- s. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).

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ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

- t. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR M/s PSB Alliance (BAANKNET), Help Desk Number : 8291220220, Email id: support.BAANKNET@psballiance.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: Ernakulam
Date: 24.03.2026

AUTHORISED OFFICER
CANARA BANK

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