



Ref: RLCOTVM: SALE: 1:2026-27

Date: 06.04.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

BORROWER/CO BORROWER	BORROWER/CO BORROWER/ MORTGAGOR
M/s. Esthoseson Agro Products Pvt Ltd having registered Office at Orbit premises Co-operative society Ltd, Mindscape, Off Link Road, Malad (West), Mumbai-400064 and also at 109-A1, M C Road East Marady Muvattupuzha Kerala - 686673	The Managing Director, Esthoseson Agro Products Private Limited, 109-A1, M C Road, East Marady, Muvattupuzha, Kerala - 686673
Mr. Appu Suresh Esthose (Director and Guarantor), Number 279A (5/225A) Padinjarekkara, Kadathy, Valakam, Mekkadambu Muvattupuzha Ernakulam - 682316 and Ground Floor, C-121, Defence Colony, Delhi, India, Pin:110024	Mr. Binu Dasan, Director, Esthoseson Agro Products Private Limited, 109-A1, M C Road, East Marady, Muvattupuzha, Kerala - 686673
Mrs. Binu Suresh, W/o Late Mr. Suresh P E, Padinjarekkara, Kadathy, Valakam, Mekkadambu Muvattupuzha Ernakulam - 682316	Ms. Ammu Suresh D/o Late Mr. Suresh P E Padinjarekkara, Kadathy, Valakam, Mekkadambu Muvattupuzha Ernakulam - 682316

Dear 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) and Rule 6(2) 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 **Mid Corporate Branch, Kochi Palarivattom 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,

**Authorised Officer
Canara Bank**

**Authorised Officer
CANARA BANK**

Internal
Confidential

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE FOR PUBLIC AUCTION

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described property and Plant & Machinery mortgaged / charged to the secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of **Canara Bank Mid Corporate Branch, Kochi Palarivattom** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.04.2026, for recovery of **Rs 34,59,15,140.90/- (Rupees Thirty-Four Crores Fifty Nine Lakhs Fifteen Thousand One Hundred and Forty Rupees Ninty Paise only)**, as on 31.03.2026 plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon due to the **Mid Corporate Branch, Kochi Palarivattom** of Canara Bank Secured Creditor from **(1) M/s. Esthoseson Agro Products Pvt Ltd** having registered Office at Orbit premises Co-operative society Ltd, Mindscape, Off Link Road, Malad (West), Mumbai-400064 and also at 109-A1, M C Road East Marady Muvattupuzha Kerala - 686673, **(2) The Managing Director, Esthoseson Agro Products Private Limited, 109-A1, M C Road, East Marady, Muvattupuzha, Kerala - 686673 (3) Mr. Appu Suresh Esthose** (Director and Guarantor), Number 279A (5/225A) Padinjarekkara, Kadathy, Valakam, Mekkadammbu Muvattupuzha Ernakulam -682316 and Ground Floor, C-121, Defence Colony, Delhi, India, Pin:110024 , **(4) Mr. Binu Dasan,** Director, Esthoseson Agro Products Private Limited, 109-A1, M C Road, East Marady, Muvattupuzha, Kerala - 686673, **(5) Mrs. Binu Suresh,** W/o Late Mr.Suresh P E, Padinjarekkara, Kadathy, Valakam, Mekkadammbu Muvattupuzha Ernakulam -682316 and **(6) Ms. Ammu Suresh** D/o Late Mr.Suresh P E Padinjarekkara, Kadathy, Valakam, Mekkadammbu Muvattupuzha Ernakulam -682316

The reserve price for the property will be **Rs. 20,96,00,000 (Rupees Twenty crores Ninty-Six lakhs only)** and the earnest money deposit will be **Rs. 2,09,60,000 (Rupees Two crore Nine Lakhs sixty Thousand only)**

1	Name and Address of the Secured Creditor	Canara Bank, Mid Corporate Branch , Kochi Palarivattom Branch, 3rd Floor, M.G Road Metro Station Complex, M.G Road, Ernakulam - 682 035, Ph: 0484 4864333 / 9495 06 4333. Email -cb14333@canarabank.com
2	Name and Address of the Borrower & Guarantor	(1) M/s. Esthoseson Agro Products Pvt Ltd having registered Office at Orbit premises Co-operative society Ltd, Mindscape, Off Link Road, Malad (West), Mumbai-400064 and also at 109-A1, M C Road East Marady Muvattupuzha Kerala - 686673, (2) The Managing Director, Esthoseson Agro Products Private Limited, 109-A1, M C Road, East Marady, Muvattupuzha, Kerala - 686673 (3) Mr. Appu Suresh Esthose (Director and Guarantor), Number 279A (5/225A) Padinjarekkara, Kadathy, Valakam, Mekkadammbu Muvattupuzha Ernakulam -682316 and Ground Floor, C-121, Defence Colony, Delhi, India, Pin:110024 (4) Mr. Binu Dasan, Director, Esthoseson Agro Products Private Limited, 109-A1, M C Road, East Marady, Muvattupuzha, Kerala - 686673

		(5) Mrs. Binu Suresh, W/o Late Mr.Suresh P E, Padinjarekkara, Kadathy,Valakam, Mekkadambu Muvattupuzha Ernakulam -682316 (6) Ms. Ammu Suresh D/o Late Mr.Suresh P E Padinjarekkara, Kadathy,Valakam, Mekkadambu Muvattupuzha Ernakulam -682316								
3	Total liabilities	Rs 34,59,15,140.90/- (Rupees Thirty-Four Crores Fifty-Nine Lakhs Fifteen Thousand One Hundred and Forty Rupees Ninety Paise only), as on 31.03.2026 plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon								
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E auction <table><tr><td>Company Name</td><td>M/s PSB Alliance (BAANKNET)</td></tr><tr><td>Helpdesk Number</td><td>8291220220</td></tr><tr><td>Email</td><td>support.BAANKNET@psballiance.com</td></tr><tr><td>Website</td><td>https://baanknet.com/</td></tr></table> 27.04.2026 from 11.00 AM to 02.00 PM (With unlimited extension of 5 minutes duration each till sale is concluded) Online portal https://baanknet.com/	Company Name	M/s PSB Alliance (BAANKNET)	Helpdesk Number	8291220220	Email	support.BAANKNET@psballiance.com	Website	https://baanknet.com/
Company Name	M/s PSB Alliance (BAANKNET)									
Helpdesk Number	8291220220									
Email	support.BAANKNET@psballiance.com									
Website	https://baanknet.com/									
5	Details of Property/Plant and machinery	1) All that part and parcel of the property having a total extent of 76.47 Ares of land (9.39 Ares in S.No.300/4-2, 7.68 Ares in S.No.300/15B-11, 40.47 Ares in S.No.300/3B/1, 9.30 Ares in S.No.300/3B/2, 9.30 Ares in S.No.300/3A and 0.33 Ares in S.No. 302/6B/3) along with factory building situated at Maradi Village, Muvattupuzha Taluk, Ernakulam District. Boundaries as per location sketch: North: Properties of Syed Muhammad and the Company East: Access Road, Properties of Ramla Abdulkhadar & Alikunju South: Properties of Hassan Ravuthar , Biju and property in S.no.300/5A-2, 5B-2. West: Property of Basheer. CERSAI ID: 1. 400039720888 2) Exclusive hypothecation charge on Stock and Inventory and book debts of the company (present and future)								

		All that part and parcel of the plant and machinery (Present and future) CERSAI ID: 1. 400052998913; Inventory 2. 400039815682; Plant & Machinery
6	Reserve Price	Rs. 20,96,00,000 (Rupees Twenty crores Ninty-Six lakhs only)
7	Earnest Money Deposit	Rs. 2,09,60,000 (Rupees Two crore Nine Lakhs sixty Thousand only)
8	The property can be inspected	Prior Appointment with Authorized Officer on or before 24.04.2026 between 3:00 PM and 5.00 PM

9. Other terms and conditions`

- The property/ies and Plant & Machinery will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any.
- The property/ies and Plant & Machinery /Stock will be sold over & above the Reserve Price fixed by the Bank and minimum increment over the reserve price shall be Rs. 2,00,000/- (One Lakh) for each property
- The property can be inspected, with Prior Appointment with Authorized Officer, on any working day before 24.04.2026 between 3:00 PM and 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 **Rs. 2,09,60,000 (Rupees Two crore Nine Lakhs sixty Thousand only)** being of 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 **26.04.2026** ,5.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 2,00,000/-** (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.

- g. The incremental amount/price during the time of each extension shall be **Rs 2,00,000/-** (incremental price) and time shall be extended to 5 (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, Mid Corporate Branch, Kochi Palarivattom Branch, IFSC Code: **CNRB0014333**
- 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 and Plant & machinery and satisfy themselves 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 till **24.04.2026** from 3:00 PM 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 Authorised Officer, Canara Bank Regional Office, Ernakulam (Mobile: 8281990082) 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).

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: 06.04.2026



Authorised Officer
Canara Bank

**Authorised Officer
CANARA BANK**

