

**ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM**

Ref : ARM:SN:RJS:07:KMK:2025-26

Date:31/03/2026

|                                                                                                                                                                                         |                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M/s R J S STEEL PVT LTD.,<br>11/652, FF BUILDING<br>ATTAPALAM, PATHUSSERRY<br>PALAKKAD - 678 621                                                                                        | M/s R J S STEEL PVT LTD.,<br>C/o, M/s NATIONAL STEELS PVT LTD<br>NEAR TO AUDI SHOWROOM & PNB BRANCH,<br>NH 85, VIKAS NAGAR, MARADU,<br>ERNAKULAM - 682304                           |
| Mr. Subin Joseph P X<br>S/o Late Sri. P X Joseph<br>Puliyannath House, Pallichal road,<br>near Sell sea foods, Thoppumpadi PO.,<br>Ernakulam 682 005.<br>[DIRECTOR/GUARANTOR/MORTGAGER] | Mrs. Joby Raphel<br>W/o Mr. Subin Joseph P X<br>Puliyannath House, Pallichal road,<br>near Sell sea foods, Thoppumpadi PO.,<br>Ernakulam 682 005.<br>[DIRECTOR/GUARANTOR/MORTGAGER] |
| Mr. Sunil Joseph<br>S/o Late Sri. P X Joseph<br>House no 18/1836A, Thoppumpadi PO,<br>Kochi Ernakulam 682 005.<br>[DIRECTOR/GUARANTOR/MORTGAGER]                                        | Mr. Joseph Antony<br>S/o Sri. P J Abraham,<br>Puthenparambil house, Padamugel,<br>Kakkanad west PO, Ernakulam 682 030<br>[DIRECTOR/GUARANTOR/MORTGAGER]                             |
| Mrs. Elsy Abraham<br>w/o Sri. P J Abraham,<br>Puthenparambil house, Padamugel,<br>Kakkanad west PO, Ernakulam 682 030<br>[GUARANTOR/MORTGAGER]                                          |                                                                                                                                                                                     |

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

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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 **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 23/04/2026, [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. 21,32,45,711.77/- (Rupees Twenty One Crores Thirty Two lakhs Forty Five Thousand Seven Hundred and Eleven and Seventy Seven Paise Only)** due as on **28/02/2026** plus further interest thereon along with other charges due to the Asset Recovery Management Branch, Ernakulam of Canara Bank from (1) **R J S Steels Private Limited**, (2) **Joby Subin (Director)** (3) **Subin Joseph (Director)** (4) **Joseph Antony (Director)** (5) **Sunil Joseph (Guarantor)** (6) **Elsy Abraham (Guarantor)**

**Details of Immovable Properties**

**Property 1**

**Property in the name of Mr. Joseph Antony & Ms. Elsy Abraham covered by Document No.2487/14 of SRO Thrikkakara.**

All that part and parcel of immovable property having a total extent of 16.20 Ares as per deed (14.30 Ares as per actuals) in Re Sy no 64/19 (Old Sy No 111/1T2) Block No 9 of Vazhakkala Village, along with residential building and other improvements in Kanayannur Taluk, Ernakulam District in the name of Mr. Joseph Antony and Ms.Elsy Abraham.

**Boundaries as per title deed:**

East - Property of Philip  
South - Property of Abraham  
West - Property of M.S. and Motors  
North - PWD road

The reserve price for the property will be **Rs. 9,60,00,000/- (Rupees Nine Crores Sixty Lakhs Only)** and the earnest money deposit will be **Rs.96,00,000 /- (Rupees Ninety Six Lakhs Only)**. The Earnest Money Deposit shall be deposited on or before 23/04/2026 at 10.00 am.

**Property 2**

**Property in the name of Mr. Sunil Joseph covered by Document No. 1274/17 of SRO Njarackal.**

1226/208327 undivided share equivalent to 0.358 Ares in all that lands having a total extent of 60.85 Ares (49.42 Ares in Re.Sy.No.583/6, 4.05 Ares in Re.Sy.No.583/7, 4.05 Ares in Re.Sy.No.583/5, 1.78 Ares in Re.Sy.No.583/6 and 1.55 Ares in Re.Sy.No.583/8; Re.Sy.Block No.9) along with Apartment No.10-B having a super built up area of 113.90 Sq.mt on the 10<sup>th</sup> floor of ‘Nanma Castle Rock’ together with one car park area marked as 10-B and proportionate undivided share in the common areas and common facilities, situated at Elamkunnappuzha Village, Kochi Taluk, Ernakulam District.

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**ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM**

**Boundaries as per title deed:**

East - Vypin/Munambom road and property of Murukan & others  
South - Property of convent, Lalan & Others  
West - old Panchayat Road  
North - Path way

The reserve price for the property will be Rs. 43,00,000/- (Rupees Forty Three Lakhs Only) and the earnest money deposit will be Rs.4,30,000 /- (Rupees Four Lakhs Thirty Thousand Only). The Earnest Money Deposit shall be deposited on or before 23/04/2026 at 10.00 am.

**Property 3**

**Property in the name of Mr. Subin Joseph covered by Document No. 2517/18 of SRO Angamali.**

All that part and parcel of the immovable property having a total extent of 6.07 Ares of land in Re Sy. No. 83/14-6 (old sy. No.431/6C), Block No.13 of Thuravoor Village along with a Residential building and other improvements in in Aluva Taluk Ernakulam District.

**Boundaries as per title deed:**

East - Property of Mangali James  
South - Property of Alukka Puthesserry Varkkey  
West - Property of Kunjan  
North - 3.66-meter-wide private road and property of Kunjan

The reserve price for the property will be Rs. 1,00,00,000/- (Rupees One Crore Only) and the earnest money deposit will be Rs.10,00,000 /- (Rupees Ten Lakhs Only). The Earnest Money Deposit shall be deposited on or before 23/04/2026 at 10.00 am.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: [cb2875@canarabank.com](mailto:cb2875@canarabank.com) during office hours on any working day.

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

Date : 31/03/2026  
Place : Ernakulam

AUTHORISED OFFICER  
CANARA BANK

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ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch,  
2<sup>nd</sup> 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. M/s R J S STEEL PVT LTD.,  
11/652, FF BUILDING  
ATTAPALAM, PATHUSSERRY  
PALAKKAD - 678 621
  2. M/s R J S STEEL PVT LTD.,  
C/o, M/s NATIONAL STEELS PVT LTD  
NEAR TO AUDI SHOWROOM & PNB BRANCH,  
NH 85, VIKAS NAGAR, MARADU,  
ERNAKULAM - 682304
  3. Mr. Subin Joseph P X  
S/o Late Sri. P X Joseph  
Puliyannath House, Pallichal road,  
near Sell sea foods, Thoppumpadi PO.,  
Ernakulam 682 005.
  4. Mrs. Joby Raphael  
W/o Mr. Subin Joseph P X  
Puliyannath House, Pallichal road,  
near Sell sea foods, Thoppumpadi PO.,  
Ernakulam 682 005.
  5. Mr. Sunil Joseph  
S/o Late Sri. P X Joseph  
House no 18/1836A, Thoppumpadi PO,  
Kochi Ernakulam 682 005.
  6. Mr. Joseph Antony  
S/o Sri. P J Abraham,  
Puthenparambil house, Padamugel,  
Kakkanad west PO, Ernakulam 682 030
  7. Mrs. Elsy Abraham  
w/o Sri. P J Abraham,  
Puthenparambil house, Padamugel,  
Kakkanad west PO, Ernakulam 682 030
1. Total liabilities as on 28/02/2026 : Rs. 21,32,45,711.77/- (Rupees Twenty One Crores  
Thirty Two lakhs Forty Five Thousand Seven  
Hundred and Eleven and Seventy Seven Paise Only)  
with further interest and other incidental charges  
there to incurred by the Bank
2. (a) Mode of Auction : Online Auction (E-Auction)

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ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

- (b) Details of Auction service provider : M/s PSB Alliance (BAANKNET)  
Help Desk Number : 8291220220  
[support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)
- (c) Date & Time of Auction : 23/04/2026 & 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>
3. Reserve Price : Property 1: Rs.9,60,00,000/- (Rupees Nine Crores Sixty Lakhs Only)  
Property 2: Rs. 43,00,000/- (Rupees Forty-Three Lakhs Only)  
Property 3: Rs. 1,00,00,000/- (Rupees One Crore 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 16/04/2026 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](mailto: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](mailto: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 23/04/2026 upto 10:00 AM.

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**ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM**

- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23/04/2026, 10:00 AM**, 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. 10,00,000/- (Rupees Ten Lakhs Only) for property 1, Rs. 50,000/- (Rupees Fifty Thousand Only) for property 2, Rs. 1,00,000/- (Rupees One Lakh Only) for property 3**. 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 IFSC code: 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.

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- 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](http://www.canarabank.com)).
- 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](mailto:cb2875@canarabank.com) OR M/s PSB Alliance (BAANKNET), Help Desk Number : 8291220220, Email id: [support.BAANKNET@psballiance.com](mailto: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 : 31/03/2026

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