

SALE NOTICE

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER 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 properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on **30.04.2026** between **10.30 AM and 11.30 AM** (With unlimited extension of 5 minutes duration each till sale is concluded) **As is Where is", As is What is" and "Whatever there is"** for Recovery of **Rs. 1,20,31,137.73 (Rupees One Crore Twenty Lakhs Thirty One Thousand One Hundred and Thirty Seven and Seventy Three Paise Only)** as on **28/02/2026** plus unapplied interest/ further interest, cost, expenses, Suit filing charges and other charges due to Ernakulam ARM Branch of Canara Bank from **M/s Smart Enterprises, Mr. Johnson K P, Mr. Godson Johnson, Mrs. Lissy Johnson.**

Details and full description of the immovable property

All that part and parcel of 5.90 Ares of property in Re Sy No. 103/12 Block No.26 (Old Sy No. 202/2A of Mattoor Village, Aluva Taluk, Ernakulam District together with the building thereon in the name of Mr Johnson K P & Mrs. Lissy Johnson covered by document No. 1755/2006 of Sreemoolanagaram SRO.

Boundaries:

North : Property of Martin
South : Property of Kunnekkadan Antony
East : Road
West : Property of Anthony

The reserve price for the property will be **Rs. 62,00,000/- (Rupees Sixty Two lakhs only)** and the earnest money deposit will be **Rs. 6,20,000/- (Rupees Six lakhs Twenty Thousand only).** The Earnest Money Deposit shall be deposited on or before **30/04/2026** by **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) 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: 30.04.2026
Place: Ernakulam

Authorized Officer
Canara Bank

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 /Guarantors:
 1. M/s SMART ENTERPRISES
PROP:K P JOHNSON
SHOP NO VI/537-F
MANICKAMANGALAM P O,
KALADY-683574
 2. Mr. JOHNSON KP
S/O PAULO KP
KOLENCHERRY HOUSE
THOTTAKAM, NEAR BABY KAVALA
MANICKAMANGALAM P O 683574
 3. Mr. GODSON JOHNSON (BORROWER)
S/O JOHNSON K P
KOLENCHERRY HOUSE
THOTTAKAM, NEAR BABY KAVALA
MANICKAMANGALAM P O 683574
 4. Mrs. LISSY JOHNSON
W/O JOHNSON KP
KOLENCHERRY HOUSE
THOTTAKAM, NEAR BABY KAVALA
MANICKAMANGALAM P O 683574
3. Total liabilities: Rs. 1,20,31,137.73 (Rupees One Crore Twenty Lakhs Thirty One Thousand One Hundred and Thirty Seven and Seventy Three Paise Only) as on 28/02/2026 plus unapplied interest/ further interest, cost, expenses, Suit filing charges and other charges
4. (a) Mode of Auction : Online
(b) Details of Auction Service Provider:

Company Name	M/s PSB Alliance (baanknet.com)
Helpdesk Number	8291220220
Email	support.baanknet@psballiance.com
Website	baanknet.com

(c) Date & Time of E-auction: 30/04/2026 between 10.30 AM and 11.30 AM (With unlimited extension of 5 minutes duration each till sale is concluded).

(d) Portal of E Auction : www.baanknet.com

5. Last Date for receipt of Tender Documents (Online/ Offline) : 30/04/2026 upto 10:00 AM
6. Reserve Price for property : Rs. 62,00,000/- (Rupees Sixty Two lakhs only)
7. Earnest Money Deposit (EMD) for property : Rs. 6,20,000/- (Rupees Six lakhs Twenty Thousand only)

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following 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 **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 Authorized Officer, on 16/04/2026 working day between 11 AM and 04.00 PM.
- d. The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.
- e. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f. The intending bidders should register their names at portal **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.
- g. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (**baanknet.com**) 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 30/04/2026 up to 10.00 AM**.
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **30/04/2026 up to 10:00 AM**, to Canara Bank, Ernakulam Asset Recovery Management Branch by hand or by email.
 - a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b. 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.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder's A/c details for online refund of EMD.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. 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. 50,000/- (Rupees Fifty Thousand only)**. The bidder who submits the highest bid (above 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. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- l. ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
- m. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- n. Authorized 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).
- 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: 10.04.2026

Authorised Officer
Canara Bank