

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) 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/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 30/04/2026 for recovery of Rs.4,02,93,897.88/- (Rupees Four crore two lakh ninty three thousand eight hundred ninty seven paise eighty eight only) as on 25/03/2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers:

1. **Mr. Kesavadev A P** S/o A P MADhavan Namboodhiri Sukesitham House Kongad, Palakkad Pin 678631
2. **Mrs. Sunitha Devi S** W/o Kesavadev A P Sukesitham House Kongad, Palakkad Pin 678631

The Reserve price for Item No.1 below will be Rs.98,00,000/- (Rupees Ninty eight lakh Only) and the earnest money deposit will be Rs.9,80,000/- (Rupees Nine lakh eighty thousand only). The Reserve price for Item No.2 below will be Rs.38,00,000/- (Rupees Thirty eight lakh Only) and the earnest money deposit will be Rs.3,80,000/- (Rupees Three lakh eighty thousand only). The Reserve price for Item No.3 below will be Rs.68,00,000/- (Rupees Sixty eight lakh Only) and the earnest money deposit will be Rs.6,80,000/- (Rupees Six lakh eighty thousand only).

Details and full description of the immovable properties:

<u>Property details:</u>	<u>OWNER DETAILS</u>
<u>Item No.1:</u> All that part and parcel of the land measuring 15 cents along with residential building with plinth area 349.84 Sq M (as per k-smart plinth area is 250 sq M), in Sy. No.200/2, (Re Sy. No.87/10), Door no.VII/58, Block no.4, Kongad-I Village, Palakkad Taluk, Palakkad District	Kesavadev A P
<u>Boundaries:</u> North : Property of Leela South : PWD Road East : Santha's Kudiyruppa West : Bye-lane	



<u>Property details:</u>	<u>OWNER DETAILS</u>
<u>Item No.2:</u> All that part and parcel of the land and any improvements including construction of godown(RCC or tile or sheet) measuring 48.99 cents in Sy.No.428/3, Block No.2, Kongad II Village, Palakkad Taluk ,Palakkad District	Kesavadev A P
<u>Boundaries:</u> North : Land of Madhavan Namboodiri South : Land of Mohanan East : Road West : Land of Ammu Amma	
<u>Item No.3:</u> All that part and parcel of the land measuring 24.98 cents in Sy. No.2909/B1&2647, Block No.71&66, Palakkad II Village, Ward 9, Jadha Nagar, Naduvakottupalayam, C N Puram PO, Palakkad Taluk and palakkad district	Kesavadev A P
<u>Boundaries:</u> North : Property of Radhakrishnan and Rajan South : Property of Madhavi Nathyar East : Property of Ganapathi Chettiar West : Municipality Road, Property of Gopalan	

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Website www.canarabank.bank.in or may contact Authorized Officer ARM Branch, Kozhikode, mail id : cb7594@canarabank.com, Ph: 9188406941

25/03/2026
 Kozhikode

कृते केनरा बैंक For CANARA BANK
 Authorized Officer
 प्रमाणित अधिकारी / Authorised Officer
 ए.आर.एम शाखा कोषिकोड
 A.R.M Branch Kozhikode

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. Mr. Kesavadev A P S/o A P MAdhavan Namboodhiri Sukesitham House Kongad,Palakkad Pin 678631 2. Mrs.Sunitha Devi S W/o Kesavadev A P Sukesitham House Kongad,Palakkad Pin 678631
3.	Total liabilities as on date	Rs.4,02,93,897.88/- (Rupees Four crore two lakh ninty three thousand eight hundred ninty seven paise eighty eight only) as on 25/03/2026
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction:	30/04/2026 between 10.00 AM and 11:00 AM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	Item No.1: All that part and parcel of the land measuring 15 cents along with residential building with plinth area 349.84 Sq M(as per k-smart plinth area is 250 sq M), in Sy. No.200/2, (Re Sy. No.87/10), Door no.VII/58, Block no.4, Kongad-I Village, Palakkad Taluk ,Palakkad District Item No.2: All that part and parcel of the land and any improvements including construction of godown(RCC or tile or sheet) measuring 48.99 cents in Sy.No.428/3, Block No.2, Kongad II Village, Palakkad Taluk ,Palakkad District Item No.3: All that part and parcel of the land measuring 24.98cents in Sy. No.2909/B1&2647, Block No.71&66, Palakkad II Village, Ward 9, Jadhha Nagar, Naduvakottupalayam, C N Puram PO, Palakkad Taluk and palakkad district
6.	Last Date for receipt of Tender Documents (Online/ Offline)	29/04/2026 till 04.00 PM
7.	Address in which the tender document to be submitted	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
8.	Reserve Price of Property:Item No.1:	Rs.98,00,000/- (Rupees Ninty eight lakh Only)
9.	Earnest Money Deposit (EMD) for Item No.1:	Rs.9,80,000/- (Rupees Nine lakh eighty thousand only)on or before 29/04/2026 before 04.00 pm

A R M BRANCH, KOZHIKODE , Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001 cb7594@canarabank.com Ph. 9188406941

Internal



10.	Reserve Price of Property:Item No.2:	Rs.38,00,000/- (Rupees Thirty eight lakh Only)
11.	Earnest Money Deposit (EMD) for Item No.2:	Rs.3,80,000/- (Rupees Three lakh eighty thousand only) on or before 29/04/2026 before 04.00 pm
	Reserve Price of Property:Item No.3:	Rs.68,00,000/- (Rupees Sixty eight lakh Only)
	Earnest Money Deposit (EMD) for Item No.3:	Rs.6,80,000/- (Rupees Six lakh eighty thousand only) on or before 29/04/2026 before 04.00 pm
12.	The property can be inspected Date & Time	with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
13.	Any known encumbrances till date	Not to the knowledge of the bank till date
14.	Any known litigations against sale till date	Securitization application:535/2024. presently no stay.

11. 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:

- 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 11(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM 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 digilocker 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 8291220220, Email:support.baanknet@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) Rs.9,80,000/- (Rupees Nine lakh eighty thousand only) for Item No.1 Rs.3,80,000/- (Rupees Three lakh eighty thousand only) for Item No.2 and Rs.6,80,000/- (Rupees Six lakh eighty thousand only) for item No.3 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 29/04/2026 at 04:00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (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

- A R M BRANCH, KOZHICODE , Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001 cb7594@canarabank.com Ph. 9188406941**



provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: 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: Kozhikode
Date: 25/03/2026

कृते केनरा बैंक For CANARA BANK
AUTHORISED OFFICER
CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम शाखा कोयिकोड
A R M Branch Kozhikode