

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. 3,29,85,624.62/-** (Rupees Three Crores Twenty Nine Lakhs Eighty Five Thousand Six Hundred and Twenty Four and Sixty Two Paise) 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 **Mr. Jijoy Chacko & Mr. Sijoy Chacko**

Details and full description of the immovable property No.1

Property in the name of **Sri. Jijoy Chacko and Sri. Sijoy Chacko** covered by document no.5907/2015 of Puthencruz SRO

All that part and parcel of the property consisting of 8.65 Ares of Land with Residential Building thereon in Re Sy No:187/1/4/2 in block No :48 (Old Sy No:976/3 and 976/4A/2) of Aikkaranadu South Village, Kunnathunad Taluk, Puthencruz Sub District, Ernakulam District

Boundaries:

East : Private Way of Chakkum moottil Maman
West: Property of Sri. Jijoy Chacko and Sri. Sijoy Chacko
South : Property of Chakkum Moottil Maman
North : Panchayat Road

The reserve price for the property will be Rs. 52,00,000/- (Rupees Fifty Two Lakhs only) and the earnest money deposit will be Rs. 5,20,000/- (Rupees Five Lakhs Twenty Thousand only). The Earnest Money Deposit shall be deposited on or before 30/04/2026 upto 10.00 AM.

Details and full description of the immovable property No.2

Property in the name of **Sri. Jijoy Chacko and Sri. Sijoy Chacko** covered by document No.5908/2015 of Puthencruz SRO

All that part and parcel of the property consisting of 8.64 Ares of Land in Re Sy No:187/1/4/1 in block No :48 of Aikkaranadu South Village, Kunnathunad Taluk, Puthencruz Sub District, Ernakulam District-686663

Boundaries:

East : Path Way
West: Panchayath Road
South : Property of Mr. George & Mr. Sabu Paul
North : Property of Mr.Bijoy Chacko & another.

The reserve price for the property will be Rs. 18,00,000/- (Rupees Eighteen Lakhs only) and the earnest money deposit will be Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only). The Earnest Money Deposit shall be deposited on or before 30/04/2026 upto 10.00 AM.

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. Sri .Sijoy Chacko ,
S/o Late Sri Chacko,
Thottapilly Molayil House,
Thammanimattom,
Ramamangalam,Ernakulam-686663
2. Mr Jijoy Chacko
S/o Late Sri Chacko,
Thottapilly Molayil
Thammanimattam
Ramamangalam PO
Ernakulam-686663

3. Total liabilities : Rs. 3,29,85,624.62/- (Rupees Three Crores
Twenty Nine Lakhs Eighty Five Thousand Six
Hundred and Twenty Four and Sixty Two Paise)
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 : **baanknet.com**

5. Last Date for receipt of Tender Documents (**Online/ Offline**) : 30.04.2026 upto 10:00 AM
6. Reserve Price for property No.1 : Rs.52,00,000 /- (Rupees Fifty-Two Lakhs Only).
Reserve Price for property No.2 : Rs.18,00,000/- (Rupees Eighteen Lakhs only)
Reserve Price for property No.3 : Rs.20,00,000/- (Rupees Twenty Lakhs 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 20/04/2026 working day between 11 AM and 4.00 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. 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) for Property 1 & Rs.25,000/- (Rupees Twenty Five Thousand Only) for Property 2 & 3** . 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.

