

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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) & 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 property mortgaged / charged to the secured Creditor, the **constructive / physical possession** of which has been taken by the Authorised Officer of Canara Bank **Kochi Perumanoor Branch** (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30.04.2026**, for recovery of **Rs. 49,40,838.84 (Rupees Forty Nine Lakh Forty Thousand Eight Hundred Thirty Eight and Paise Eighty Four Only)** as on **05.05.2025** plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon due to the Secured Creditor from **(1) M/s Ramana Mercantile, 62 4961, First Floor, Opposite Krishna Hospital, Chittoor Road, Ernakulam, Kerala, 682011, (2) Vishal S Nair (Proprietor), S/O Surendran Nair, B-1003, Park Royale, Madan Mohan Malaviya Road, Near Telephone Exchange, Mulund West, Mumbai, Maharashtra, 400080, and (3) Surendran Gopalan Nair, B 1003, Park Royale, Madan Mohan Malaviya Road, Off Lbs Marg, Mulund West, Mumbai, Maharashtra, 400080.**

The reserve price will be **Rs. 48,07,000.00 (Rupees Forty Eight Lakh Seven Thousand Only)** and the earnest money deposit will be **Rs. 4,80,700.00 (Rupees Four Lakh Eighty Thousand Seven Hundred Only)**

1	Name and Address of the Secured Creditor	Canara Bank Kochi Perumanoor, 61/2143, South Point Building, M.G. Road PO, Ravipuram, Perumanoor, Kochi, 682015 Ph: 0484 2359444, Email: cb14303@canarabank.com
2	Name and Address of the Borrower & Guarantor	(1) M/s Ramana Mercantile, 62 4961, First Floor, Opposite Krishna Hospital, Chittoor Road, Ernakulam, Kerala, 682011, (2) Vishal S Nair (Proprietor), S/O Surendran Nair, B-1003, Park Royale, Madan Mohan Malaviya Road, Near Telephone Exchange, Mulund West, Mumbai, Maharashtra, 400080, and (3) Surendran Gopalan Nair, B 1003, Park Royale, Madan Mohan Malaviya Road, Off Lbs Marg, Mulund West, Mumbai, Maharashtra, 400080
3	Total liabilities	Rs. 49,40,838.84 (Rupees Forty Nine Lakh Forty Thousand Eight Hundred Thirty Eight and Paise Eighty Four Only) as on 05.05.2025 plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon
4	i) Mode of Auction ii) Details of Auction service provider iii) Date & Time of Auction iv) Place of Auction	E auction M/s PSB Alliance (eBkray) 30.04.2026 from 11.00 AM to 02.00 PM Online

5	Details of Property/ies	All that part and parcel of property to an extent of 27.25 Ares of land (rubber estate) in Re. Sy. No. 89/6 in Block No. 30 (Old Sy. No. 182/5A & 182/5B) in Arakkal Village, Punalur Taluk, Chadayamangalam, Kollam District, Kerala <u>Boundaries:</u> East: Nilam North: Property of Gopalan Nair West: Panchayath Road South: Property of Sahadevan
6	Reserve Price	Rs. 48,07,000.00 (Rupees Forty Eight Lakh Seven Thousand Only)
7	Earnest Money Deposit	Rs. 4,80,700.00 (Rupees Four Lakh Eighty Thousand Seven Hundred Only)
8	The property can be inspected	with Prior Appointment with Authorized Officer, on any working day between 3 PM and 5.00 PM

9. Other terms and conditions

- a. 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 9(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 3 PM and 5.00 PM.
- d. 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).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 4,80,700.00 (Rupees Four Lakh Eighty Thousand Seven Hundred 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 **28.04.2026** at 5.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000.00** (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. 50,000.00** (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

