

**CANARA BANK**  
(A GOVERNMENT OF INDIA UNDERTAKING)

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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**

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Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Legal Heir(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of **Thodupuzha II Branch** of the **Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.05.2026**, for recovery of **Rs. 2,17,97,773.67 (Rupees Two Crore Seventeen Lakh Ninety Seven Thousand Seven Hundred Seventy Three and Sixty Seven Paise Only)** as on **16.04.2026** plus interest from 31.03.2026 legal expenses and cost due to **Thodupuzha II Branch** of Canara Bank from **1. Smt. Swapnam Sabu (Borrower and Mortgager )2. Sri.Sabu George(Guarantor and Legal Heir of the deceased Guarantor, Sri Titus George)**

The reserve price 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)** The Earnest Money Deposit shall be deposited on or before **20.05.2026, 1.00 pm.**

Details and full description of the immovable property

**1.All that part and parcel of the property having an extent of 14.50 ares and all the improvements therein comprising in Sy No. 696/3-3-2 ,in Block No 1, Koothattukulam Village, Muvattupuzha Taluk, Ernakulam District in the name of Smt Swapnam Sabu having the following boundaries:**

**Boundaries as per title deed 128/1/2018**

**East: Property of Thekkel Purayidam  
South: Panchayat Road  
West: Property of Mettumpurathu Purayidam  
North: Property of Thazhathekuzhiyely Purayidam  
CERSAI ID : 400028315988**

**2.All that part and parcel of the property having an extent of 14.17 ares in Sy No. 696/4A-7, and 11.33 ares in Sy No. 696/4B-4, in Block No 1, Koothattukulam Village Muvattupuzha Taluk, Ernakulam District in the name of Smt. Swapnam Sabu having the following boundaries:**

**Boundaries as per title deed 128/1/2018**

**East: Property of Thekkel Purayidam  
South: Property of Thazhathekuzhiyely Purayidam  
West: Panchayat Road  
North: Property of Mettumpurathu Purayidam  
CERSAI ID : 400028315988, 400028317450**

3.All that part and parcel of the property having an extent of 1.62 ares in Sy No. 696/5A-2-4, 1.21 ares in Sy No. 696/5B-2-3, in Block No 1, Koothattukulam Village Muvattupuzha Taluk, Ernakulam District in the name of Smt. Swapnam Sabu having the following boundaries:

**Boundaries as per title deed 128/1/2018**

East: Property of Thekkel Purayidam  
South: Property of Thazhathekuzhiyely Purayidam  
West: Panchayat Road  
North: Property of Mettumpurathu Purayidam  
CERSAI ID :400028317450,400028318205

4.All that part and parcel of the property having an extent of 5.87 ares in Sy No. 696/4A-8, in Block No 1, Koothattukulam Village Muvattupuzha Taluk, Ernakulam District in the name of Smt. Swapnam Sabu having the following boundaries:

**Boundaries as per title deed 128/1/2018**

East: Property of Thekkel Purayidam  
South: Panchayat Road  
West: Property of Mecheril  
North: Property of Mecheril  
CERSAI ID :400028318205

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 The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com) or may contact may contact **The Branch Manager, Canara Bank, Thodupuzha II Branch Ph No (0486 239300 , 9495004650) e-mail id [cb14650@canarabank.com](mailto:cb14650@canarabank.com)** during office hours on any working day.

कृते केनरा बैंक  
For CANARA BANK

प्राधिकृत अधिकारी Authorized Officer

Canara Bank

Date: 17-04-2026

Place: Thodupuzha

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17-04-2026**

|   |                                                                  |                                                                                                                                                                                                                                             |
|---|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name and Address of the Secured Creditor                         | Canara Bank, Thodupuzha II                                                                                                                                                                                                                  |
| 2 | Name and Address of the Borrower(s)/ Guarantor(s) /Legal Heir(s) | 1.Smt. Swapnam Sabu (Borrower and Mortgager )<br>Mecheril House<br>Kizhakombu P O<br>Koothattukulam -686662<br><br>2. Sabu George(Guarantor and Legal Heir of the deceased Guarantor, Sri Titus George)<br>Mecheril House<br>Kizhakombu P O |

Internal

|     |                                     |                                                                                                                                                                                                            |
|-----|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                     | <b>Koothattukulam -686662</b>                                                                                                                                                                              |
| 3   | Total liabilities as on 16.04.2026  | <b>Rs. 2,17,97,773.67 (Rupees Two Crore Seventeen Lakh Ninety Seven Thousand Seven Hundred Seventy Three and Sixty Seven Paise Only) plus interest from 31.03.2026</b>                                     |
| 4   | (a) Mode of Auction                 | E-Auction                                                                                                                                                                                                  |
| (b) | Details of Auction service provider | The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com) |
| (c) | Date & Time of Auction              | <b>20.05.2026 02PM to 04PM</b>                                                                                                                                                                             |
| (d) | Place of Auction                    | Online                                                                                                                                                                                                     |
| 5   | Reserve Price                       | <b>Rs. 68,00,000 (Rupees Sixty Eight Lakh Only)</b>                                                                                                                                                        |

#### **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" 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 "e" below).
- Auction/bidding shall be only through "Online Electronic Bidding" through the website **<http://baanknet.com/>**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, on **20.05.2026 up to 1.00 pm.**
- The property/ies will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- 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
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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 M/s PSB Alliance Ltd (baanknet). Email:-[support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.05.2026 up to 1.00pm**, to **Canara Bank, Thodupuzha II Branch** by hand or by email.

- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
  - iv) Bidder's A/c details for online refund of EMD.
- i) The intending bidders should register their names at portal <http://baanknet.in/> 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 Ltd (baanknet). e-mail address: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).
  - j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
  - k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 10000** (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of **Rs. 10000** as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
  - l) 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, 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.
  - m) For sale proceeds of Rs. 50,00,000/- (Rupees Fifty lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**
  - n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
  - o) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
  - p) In case there are bidders who do not have access to the internet but are interested in participating the e-auction, they can approach concerned Circle office or **Canara Bank Thodupuzha II Branch** who, as a facilitating centre, shall make necessary arrangements.
  - q) For further details, contact **The Branch Manager, Canara Bank, Thodupuzha II Branch Ph No (0486 239300, 9495004650) e-mail id [cb14650@canarabank.com](mailto:cb14650@canarabank.com)** or The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)/ [support.baanknet@procure247.com](mailto:support.baanknet@procure247.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:Thodupuzha

Date:17-04-2026

कृते केनरा बैंक  
For CANARA BANK

प्राधकृत अधिकारी Authorised Officer

Authorized Officer

Canara Bank