

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN ACA LUKAVV-05-2026-27

Date : 30/04/2026

1) Sri.Luka VV
Vattakuzhiyil , Parathode
Idukki - 685571

2) Smt.Rosamma Joseph
Vattakuzhiyil, Parathode
Idukki - 685571

Sir / Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us and also placed the assets for auction in earlier occasions. Now the undersigned is once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act / or any other law in force.

Yours faithfully,

AUTHORISED OFFICER, CANARA BANK

Encl: Sale Notice

Confidential

**ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM
SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **25/05/2026**, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **₹43,31,242.24** due as on 31/07/2025 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from the borrowers **Mr. Luka V V & Mrs. Rosamma Joseph**,

The Reserve Price:

Rs.13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only)

(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

The Earnest Money Deposit:

Rs.1,38,000/- (Rupees One Lakh Thirty Eight Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before **25/05/2026 by 10:00 AM.**

Details of Property:

(Property in the name of Mr. Luka V V & Mrs. Rosamma Joseph as per Document No.448/2015 of Rajakumari SRO)

All that part and parcel of the Immovable property comprising an extent of 12.14 Ares of land in Sy no 1/1-709/6 in Konnathady Village, along with residential building thereon in Idukki Taluk, Idukki District with boundaries hereunder;

Boundaries as per Deed:

North: Panchayath Road

South: Property of Narayikamattam Govindan

East: Panchayath Road

West: Thanathu Vaka

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

**AUTHORISED OFFICER
CANARA BANK**

Confidential

ए आर एम शाखा /ARM Branch

**2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, एरणाकुलम / Ernakulam - 682016
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com**

ASSET RECOVERY MANAGEMENT BRANCH

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 and Guarantors** : 1) Luka VV
Vattakuzhiyil , Parathode
Idukki - 685571

2) Rosamma Joseph
Vattakuzhiyil, Parathode
Idukki - 685571
3. **Total liabilities as on 31/07/2025** : ₹43,31,242.24 (Rupees. Forty three Lakhs Thirty One Thousand Two Hundred Forty Two & Paise Twenty Four only) along with suit expenses and other legal charges from 01.08.2025.
4. **(a) Mode of Auction** : Online Auction (E-Auction)

(b) Details of Auction service provider : M/s PSB Alliance (baanknet)
Help Desk Number : 8291220220
support.baanknet@psballiance.com

(c) Date & Time of Auction : 25/05/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) Portal of E-Auction : <https://baanknet.com>
5. **Reserve Price** : Rs.13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only)
(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

OTHER TERMS AND 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 <https://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 Authorised Officer, on 13/05/2026 between 11:00 A.M. & 4:00 P.M.
- d. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

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PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

