

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN KRIPA RET 2025-27-2

Date : 30-04-2026

To

1.M/s.KRIPA CASHEWS
Represented by Prop.Sudharman
Kariganoor (P.O) Thanimoodu
Thiruvanthapuram-695123

2.Mr.SUDHARMAN(Proprietor)
Puthenvila Veedu
Odanavattom(P.O)Velliyam
Kottarakkara Kollam-691540

3.Mrs.OMANA(Guarantor)
W/o Mohanan
Mukaluvila Vadakkathil
Odanavattom
Kottarakkara Kollam-691512

4.Mr.BIJU C(Guarantor)
Nitin Villa
Thamanakudy
Klayapuram,Kollam-691560

5.Miss.AMMU(D/o Late
Smt.Sulaja,Guarantor)
Represented by Mr.Sudharman
Puthenvila Veedu
Odanavattom(P.O)
Velliyam Kottarakkara
Kollam-691540

6.Miss.Archana(D/o Late
Smt.Sulaja,Guarantor)
Represented by Mr.Sudharman
Puthenvila Veedu
Odanavattom(P.O)
Velliyam Kottarakkara
Kollam-691540

7.Mr.SUDHARMAN
(Legal Heir of Mrs.Sulaja)
Puthenvila Veedu
Odanavattom(P.O)
Velliyam Kottarakkara
Kollam-691540

8.Miss.AMMU
(Legal Heir of Mrs.Sulaja)
Represented by Mr.Sudharman
Puthenvila Veedu
Odanavattom(P.O) Velliyam
Kottarakkara Kollam-691540

9.Miss.Archana
(Legal Heir of Mrs.Sulaja)
Represented by Mr.Sudharman
Puthenvila Veedu
Odanavattom(P.O)
Velliyam Kottarakkara
Kollam-691540

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 placed the assets for auction in earlier occasions. Now the undersigned once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

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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

**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 **28/05/2026**, [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 **Rs. 10,99,82,707.00 (Rupees Ten Crore Ninety Nine Lakhs Eighty Two Thousand Seven Hundred Seven Only)** due as on 31/12/2025 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s Kripa Cashews**

The Reserve Price:

Item 1	Rs.11,00,000/- (Rupees Eleven Lakhs Only)
Item 2	Rs.14,00,000/- (Rupees Fourteen Lakhs Only)
Item 3	Rs.32,00,000/- (Rupees Thirty Two lakhs Only)
Item 4	Rs.39,00,000/- (Rupees Thirty Nine Lakhs Only)

The Earnest Money Deposit:

Item 1	Rs.1,10,000/- (Rupees One lakh Ten Thousand Only)
Item 2	Rs.1,40,000/- (Rupees One Lakh Forty Thousand Only)
Item 3	Rs.3,20,000/- (Rupees Three Lakh Twenty Thousand Only)
Item 4	Rs.3,90,000/- (Rupees Three Lakhs Ninety Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before **28/05/2026 by 10:00 AM.**

Details of Property:

Item 1 (Immovable property in the name of Smt Sulaja Covered by Sale deed No 39/2013 & 1160/2004)

All that part and parcel of land to the extent of 8.27 Ares of land in Re Sy No. 378/2-5 & 378/2 Block 31 of Odanavattom village along with residential Building thereon situated at Kottarakkara Taluk ,Kollam District.

Boundaries: (as per sale deed No.39/2013)

East : Property of Sarasijakshan
West : Property of Sulaja R
South : Property of Kamalasanan
North : Property of Mani Mohanan

Schedule 2: as below:

Boundaries: (as per sale deed No.1160/2004)

East : Property of Prabakaran
West : Property of Sundaresan
South : Property of Kamalasanan

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

North : Property of Sahadevan

Item 2 (Immovable property in the name of Sri Sudharmman Covered by Sale deed No 1538/2013)

All that part and parcel of vacant land to the extent of 4.05 Ares in Re Sy No 84/5 Block 36 of Velinallur village, Kottarakkara Taluk, Kollam District.

Boundaries: (as per sale deed No.1538/2013)

East : Property of Rajendran

West : Private Road

South : Property of Rajan

North : Private Road

Item 3 (Immovable property in the name of Sri Sudharmman Covered by Sale deed No 1096/2014)

All that part and parcel of Land to the extent of 24.10 Ares in Re Sy No 370/10 Block 36 of Velinalloor village along with Factory Building thereon situated at Kottarakkara Taluk, Kollam District.

Boundaries: (as per sale deed No.1096/2014)

East : Property of Dileep

West : Property of Surendran Pillai & Lalitha

South : Path way towards Dileep & Surendran Pillai Property

North : Property of Surendarn Pillai & Dileep

Item 4 (Immovable property in the name of Sri Sudharmman Covered by Sale deed No 219/1986 & Release deed 656/2014)

All that part and parcel of Land to the extent of 4.60 Ares in Re Sy No:33/21-4 & 33/28 Block 30 Odanavattom Village with Residential Building thereon situated at Kottarakkara Taluk, Kollam District:

Boundaries: (as per Release Deed No:656/2014)

East : Property of Yohannan

West : Property of Johnson

South : PWD Road

North : Property of Johnson

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**

~~Internal~~
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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.M/s.KRIPA CASHEWS Represented by Prop.Sudharman Kariganoor (P.O) Thanimoodu Thiruvanthapuram-695123	2.Mr.SUDHARMAN(Proprietor) Puthenvila Veedu Odanavattom(P.O)Velliyam Kottarakkara Kollam-691540
3.Mrs.OMANA(Guarantor) W/o Mohanan Mukaluvila Vadakkathil Odanavattom Kottarakkara Kollam- 691512	4.Mr.BIJU C(Guarantor) Nitin Villa Thamanakudy Klayapuram,Kollam-691560
5.Miss.AMMU(D/o Late Smt.Sulaja,Guarantor) Represented by Mr.Sudharman Puthenvila Veedu Odanavattom(P.O) Velliyam Kottarakkara Kollam-691540	6.Miss.Archana(D/o Late Smt.Sulaja,Guarantor) Represented by Mr.Sudharman Puthenvila Veedu Odanavattom(P.O) Velliyam Kottarakkara Kollam-691540
7.Mr.SUDHARMAN (Legal Heir of Mrs.Sulaja) Puthenvila Veedu Odanavattom(P.O) Velliyam Kottarakkara Kollam-691540	8.Miss.AMMU (Legal Heir of Mrs.Sulaja) Represented by Mr.Sudharman Puthenvila Veedu Odanavattom(P.O) Velliyam Kottarakkara Kollam-691540
9.Miss.Archana (Legal Heir of Mrs.Sulaja) Represented by Mr.Sudharman Puthenvila Veedu Odanavattom(P.O) Velliyam Kottarakkara Kollam-691540	

3. Total liabilities as on 31/12/2025 : **Rs. 10,99,82,707.00 (Rupees Ten Crore Ninety Nine Lakhs Eighty Two Thousand Seven Hundred Seven Only)Plus**
further interest thereon from **01.01.2026** along with suit

Internal
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expenses and other legal charges

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 : 28/05/2026 & 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 : Item 1 Rs.11,00,000/- (Rupees Elaven Lakhs Only)
Item 2 Rs.14,00,000/- (Rupees Fourteen Lakhs Only)
Item 3 Rs.32,00,000/- (Rupees Thirty Two lakhs Only)
Item 4 Rs.39,00,000/- (Rupees Thirty Nine Lakhs Only)

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 **16/05/2026** 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.
- e. Intending bidders if applicable 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 (Baanknet)**, Help Desk Number : **8291220220**, Email id: support.baanknet@psballiance.com
- f. The intending bidders should register their names at portal <https://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 **M/s PSB Alliance (Baanknet)**, Help Desk Number : **8291220220**, Email id: support.baanknet@psballiance.com
- g. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkay) 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 **well before 28/05/2026 upto 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 **28/05/2026, 10:00 AM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
 - i. Details of payment in e-wallet & Bidder's A/c details.
 - 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.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. 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.15,000 (Rupees Fifteen Thousand Only) for Item 1 & 2 and Rs.25,000 (Rupees Twenty Five Thousand Only) for Item 3 & 4**. The bidder who submits the highest bid (not below 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, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- l. For sale proceeds of Rs.50 Lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1 % of the Sale amount under Section 194 - IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank.
- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the auction without assigning any reason thereof.
- o. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- p. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- q. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.

