

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

Ref : ARM:SN:RJS:01:KMK:2026-27

Date:24/04/2026

M/s R J S STEEL PVT LTD., 11/652, FF BUILDING ATTAPALAM, PATHUSSERRY PALAKKAD - 678 621	M/s R J S STEEL PVT LTD., C/o, M/s NATIONAL STEELS PVT LTD NEAR TO AUDI SHOWROOM & PNB BRANCH, NH 85, VIKAS NAGAR, MARADU, ERNAKULAM - 682304
Mr. Subin Joseph P X S/o Late Sri. P X Joseph Puliyannath House, Pallichal road, near Sell sea foods, Thoppumpadi PO., Ernakulam 682 005. [DIRECTOR/GUARANTOR/MORTGAGER]	Mrs. Joby Raphael W/o Mr. Subin Joseph P X Puliyannath House, Pallichal road, near Sell sea foods, Thoppumpadi PO., Ernakulam 682 005. [DIRECTOR/GUARANTOR/MORTGAGER]
Mr. Sunil Joseph S/o Late Sri. P X Joseph House no 18/1836A, Thoppumpadi PO, Kochi Ernakulam 682 005. [DIRECTOR/GUARANTOR/MORTGAGER]	Mr. Joseph Antony S/o Sri. P J Abraham, Puthenparambil house, Padamugel, Kakkanad west PO, Ernakulam 682 030 [DIRECTOR/GUARANTOR/MORTGAGER]
Mrs. Elsy Abraham w/o Sri. P J Abraham, Puthenparambil house, Padamugel, Kakkanad west PO, Ernakulam 682 030 [GUARANTOR/MORTGAGER]	

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

SALE NOTICE

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East - Vypin/Munambom road and property of Murukan & others
South - Property of convent, Lalan & Others
West - old Panchayat Road
North - Path way

The reserve price for the property will be Rs. 41,00,000/- (Rupees Forty One Lakhs Only) and the earnest money deposit will be Rs.4,10,000 /- (Rupees Four Lakhs Ten Thousand Only). The Earnest Money Deposit shall be deposited on or before 15/05/2026 at 10.00 am.

Property 3

Property in the name of Mr. Subin Joseph covered by Document No. 2517/18 of SRO Angamali.

All that part and parcel of the immovable property having a total extent of 6.07 Ares of land in Re Sy. No. 83/14-6 (old sy. No.431/6C), Block No.13 of Thuravoor Village along with a Residential building and other improvements in in Aluva Taluk Ernakulam District.

Boundaries as per title deed:

East - Property of Mangali James
South - Property of Alukka Puthesserry Varkkey
West - Property of Kunjan
North - 3.66-meter-wide private road and property of Kunjan

The reserve price for the property will be Rs. 94,00,000/- (Rupees Ninety Four Lakhs Only) and the earnest deposit will be Rs.9,40,000 /- (Rupees Nine Lakhs Forty Thousand Only). The Earnest Money Deposit shall be deposited on or before 15/05/2026 at 10.00 am.

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 : 24/04/2026

Place : Ernakulam

AUTHORISED OFFICER

CANARA BANK

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 R J S STEEL PVT LTD.,
11/652, FF BUILDING
ATTAPALAM, PATHUSSERRY
PALAKKAD - 678 621
 2. M/s R J S STEEL PVT LTD.,
C/o, M/s NATIONAL STEELS PVT LTD
NEAR TO AUDI SHOWROOM & PNB BRANCH,
NH 85, VIKAS NAGAR, MARADU,
ERNAKULAM - 682304
 3. Mr. Subin Joseph P X
S/o Late Sri. P X Joseph
Puliyannath House, Pallichal road,
near Sell sea foods, Thoppumpadi PO.,
Ernakulam 682 005.
 4. Mrs. Joby Raphael
W/o Mr. Subin Joseph P X
Puliyannath House, Pallichal road,
near Sell sea foods, Thoppumpadi PO.,
Ernakulam 682 005.
 5. Mr. Sunil Joseph
S/o Late Sri. P X Joseph
House no 18/1836A, Thoppumpadi PO,
Kochi Ernakulam 682 005.
 6. Mr. Joseph Antony
S/o Sri. P J Abraham,
Puthenparambil house, Padamugel,
Kakkanad west PO, Ernakulam 682 030
 7. Mrs. Elsy Abraham
w/o Sri. P J Abraham,
Puthenparambil house, Padamugel,
Kakkanad west PO, Ernakulam 682 030
1. Total liabilities as on 31/03/2026 : Rs. 21,58,41,138/- (Rupees Twenty One Crores Fifty Eight lakhs Forty One Thousand One Hundred and Thirty Eight Only) with further interest and other incidental charges there to incurred by the Bank
2. (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

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- 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 which shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, ARM Branch Ernakulam, 209272434 IFSC code: CNRB0002875**. 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 e-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.
- r. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- s. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- t. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR M/s PSB Alliance (BAANKNET), Help Desk Number : 8291220220, Email id: support.BAANKNET@psballiance.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: Ernakulam
Date : 24/04/2026

**AUTHORISED OFFICER
CANARA BANK**