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संदर्भ सं./ Ref: 7909/SARMB/TVM/SN-MAY-4/JT/2025

दिनांक/Date: 12.05.2026

TO

BORROWER/ GUARANTOR/MORTGAGOR

BORROWER/CO BORROWER M/s Colour Garden, Temple Road Near Palipalam, Mathilbhagam, Thiruvalla , Pathanamthitta 689101	BORROWER/CO BORROWER Mr Isaac Abraham Thalappallil, Kurisummottil House, Thiruvalla P O , Pathanamthitta 689101
CO-BORROWER/ MORTGAGOR Mrs K M Sheena Thalappallil, Kurisummottil House, Thiruvalla P O , Pathanamthitta 689101	

Dear 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, Canara Bank has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our, **Specialized Asset Recovery Management Branch Thiruvananthapuram** Branch of Canara Bank. The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale 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**

**Authorised Officer
CANARA BANK**

ENCLOSURE - SALE NOTICE

സ്പെഷ്യാലൈസ് അസറ്റ് റിക്കവറി
മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം
കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ്
മുന്നാം നില
ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ
ജംഷൻ, തിരുവനന്തപുരം
695001

विशेषीकृत आस्ति प्रहारी एब्सॉल्यूट
तिरुवनंतपुरम
तृतीय तल
केनरा बैंक अंचल कार्यालय बिल्डिंग
स्पेनसर जंक्शन, एम जी रोड
तिरुवनंतपुरम
695001

Specialized Asset Recovery Management Branch
Trivandrum
Third Floor Canara Bank Circle Office Building,
26/173(1) MG Road, Spencer Junction ,
Trivandrum 695001



(Auction Sale Notice for Immovable properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 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 physical 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" on 30.05.2026**, for recovery of **Rs 46,30,037.55 (Rupees Forty Six Lakh Thirty Thousand Thirty Seven & Fifty Five Paise only)** as on **08.01.2026** plus further interest and costs due to the **Specialized Asset Recovery Management branch Thiruvananthapuram** of Canara Bank from **M/s Colour Garden** represented by proprietor **Isaac Abraham**, Temple Road Near Palipalam, Mathilbhagam, Thiruvalla, Pathanamthitta 689101 & **Isaac Abraham and K M Sheena** both residing at Thalappallil, Kurisummottil House, Thiruvalla P O, Pathanamthitta 689101.

The reserve price will be **Rs 16,20,000.00 (Rupees Sixteen Lakhs Twenty Thousand Lakh only)** and the earnest money deposit will be **Rs 1,62,000.00 (Rupees One Lakh Sixty Two Thousand only)**.

1	Name and Address of the Secured Creditor	Canara Bank , Specialized Asset Recovery Management branch Thiruvananthapuram					
2	Name and Address of the Borrower & Guarantor	M/s Colour Garden represented by proprietor Isaac Abraham, Temple Road Near Palipalam, Mathilbhagam, Thiruvalla , Pathanamthitta 689101. Mr Isaac Abraham and Mrs K M Sheena both residing at Thalappallil, Kurisummottil House, Thiruvalla P O , Pathanamthitta 689101					
3	Total liabilities as on 08.01.2026	Rs 46,30,037.55 (Rupees Forty Six Lakh Thirty Thousand Thirty Seven & Fifty Five Paise only) as on 08.01.2026 plus further interest along with suit expenses and other legal charges.					
4	a)Mode of Auction b) Details of Auction service provider	e-Auction <table><tr><td>Company Name</td><td>M/s PSB Alliance (BAANKNET)</td></tr><tr><td>Helpdesk Number</td><td>8291220220</td></tr></table>		Company Name	M/s PSB Alliance (BAANKNET)	Helpdesk Number	8291220220
Company Name	M/s PSB Alliance (BAANKNET)						
Helpdesk Number	8291220220						

സ്പെഷ്യാലൈസ് അസ്റ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം കാനറാ ബാങ്ക് സർക്കിൾ ഓഫീസ് ബിൽഡിംഗ് മൂന്നാം നില ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം 695001	विशेषीकृत आस्ति वसूली प्रबंधन शाखा तिरुवनंतपुरम तृतीय तल केनरा बैंक अंचल कार्यालय बिल्डिंग स्पेनसर जंक्शन, एम जी रोड तिरुवनंतपुरम 695001	Specialized Asset Recovery Management Branch Trivandrum Third Floor Canara Bank Circle Office Building 26/173(1) MG Road, Spencer Junction Trivandrum 695001 : 0471 2324797 : 9037756600 : 82909@canarabank.com Web: www.canarabank.com
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		Email	support.BAANKNET@psballiance.com
		Website	https://baanknet.com/
	c) Date & Time of Auction	30.05.2026 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)	
	d) Place of Auction	Online portal https://baanknet.com/	
5	Details of Property/ies	All that part and parcel of 6.07 ares of land in ReSyno 185/1-7 in Block No 13 of Eraviperoor village, Thiruvalla taluk , Pathanamthitta district. owned by K M Sheena <u>Boundaries as per location sketch</u> North : Private way South: Property of K B Koshy East : Road West : Property of K B Koshy	
6	Reserve Price	Rs 16,20,000.00 (Rupees Sixteen Lakhs Twenty Thousand Lakh only)	
7	Earnest Money Deposit	Rs 1,62,000.00 (Rupees One Lakh Sixty Two Thousand only).	
8	The property can be inspected Date & Time	On or before 29.05.2026 between 10.00 AM and 5.00 PM.	

9. Other terms and conditions

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior appointment of the Authorized Officer , on or before **29.05.2026** between **10.00 am to 5.00 pm.**
- 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).

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- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs 1,62,000.00 (Rupees One Lakh Sixty Two Thousand only)** being 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 **29.05.2026, 5.00 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **₹10,000/-** (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 **₹10,000/-** (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of Canara Bank, **Specialized Asset Recovery Management branch Thiruvananthapuram, IFSC: CNRB0007909.**
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above ₹. 50.00 Lakh (Rupees Fifty lakh only), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the

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