



(A GOVERNMENT OF INDIA UNDERTAKING), HO: BENGALURU

Branch: Thamarassery Branch, Mob-8547857248, cb826@canarabank.com

SALE NOTICE (Auction Sale Notice for Immovable properties)

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1.	Name and Address of the Secured Creditor	Canara Bank, THAMARASSERY Branch
2.	Name and Address of the Borrowers /Guarantors	1.M/s PIA ORGANICS, Prop.ELDEO CHEMBATTU, BUILDING No 11/482 DCHAMORA No 25/1023, KOODATHAI BAZAR PO, THAMARASSERY VIA, KOZHIKODE 673 573 2. ELDEO CHEMBATTU, CHAMORA, KOODATHAYI, KOZHIKODE 673 573
3.	Total liabilities as on Date	Rs 30,21,828.71 (Rupees Thirty Lakhs Twenty One Thousand Eight Hundered and Twenty Eight and Paise Seven One Only) as on 05.05.2026 Plus further interest and other charges including legal expenses
4	(a) Mode of Auction	E-auction (Online)
	(b) Details of Auction Service Provider	M/s PSB Alliance Ltd (ebkray)
	(c) Date & Time of e-auction	Auction Date: 22.05.2026 Auction Time : 11 AM to 12 PM M/s PSB Alliance Ltd (ebkray). E-mail id: support.ebkay@psballiance.com and IBA website (https://www.ibapi.in)
	(d) Portal of E Auction	http://ebkay.in https://www.ibapi.in
5	Details of Properties	All that part and parcel 10.522 Ares of Land and Residential Building therein at R.Sy.No.61/1B, 61/2 (As per Thandaper Account R.Sy.No

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		61/125) in Koodathai Village and Desom, Thamarassery Taluk, Kozhikode District with Boundaries: On the North by: Thannisesham On the South by: Chamora – Chundukunnu Panchayath Road On the East by: Gopi Deepalayam On the West by: ThoduChinamma Property and Thannil Sesham
6	Reserve Price	Rs 40,75,000 /- (Rupees Forty Lakhs Seventy Five Thousand Only)
	a) Earnest Money Deposit (EMD)	Rs 4,07,500 /- (Rupees Four Lakhs Seven Thousand Five Hundred Only)
	b) Last Date for receipt of EMD	On or before 20.05.2026 till 4.00 PM

7. Other terms and conditions:

- a) The property/ies will be sold in “AS IS WHERE IS” and AS IS WHAT 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 7(d) below).
- b) The property/ies will not be sold below the Reserve Price. Bidders shall improve their offers in multiplies of **Rs. 50,000/-** for subject property. 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 favour of the successful bidder, subject to confirmation of the same by the secured creditor
- c) The property can be inspected on or before 19.02.2026 between 10 am and 4 pm
- d) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs 4,07,500 /-** being 10 % of the Reserve Price, by way of DD favour of Authorized Officer, Canara Bank, THAMARASSERY Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to 209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB0000826 on or before 20.05.2026 till 4 P M.
- e) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f) The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

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- g) All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h) For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- i) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j) For further details Canara Bank, Thamarassery Branch, Laila Nilayam, Karady Bazaar, Main Road Thamarassery, Kozhikode-673573, Mob (rocltrec@canarabank.com) may be contacted during office hours on any working day, M/s PSB Alliance Ltd(ebkray). E-mail id: support.ebkray@psballiance.com Contact person Name: Mr.Karan Modi. Contact No. 7016716557.

Place: Thamarassery

Date: 06.05.2026

Authorised Officer

Canara Bank

Internal