



HO: BENGALURU

Branch: Ramanattukara (DP CD: 3155), RP V/856 B6 SHOLA COMPLEX Ramanattukara S.O Ramanattukara
673633 Cb3155@canarabank.com, Ph: 0495-2443341, 8547859023)

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 provision to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/05/2025

1.	Name and Address of the Secured Creditor	Canara Bank, Ramanattukara Branch
2.	Name and Address of the Borrowers /Guarantors	1. M/s. Morbi Ceramic Agencies Prop: Sudeesh Kumar.P.P Building No: 1/4484 M.K.Building Vaidyarangadi (P.O) Ramanattukara Calicut - 673633 2. Sri.Sudheesh Kumar.K.P S/o.Ramachandran Nair Mudappilasser House Azhinhilam (P.O) Malappuram--673632
3.	Total liabilities as on Date	Rs 43,03,342.98 (Rupees Forty Three Lakhs Three Thousand Three Hundred and Forty Two and Ninety Eight Paise Only) as on 06.05.2026 Plus further interest and other charges including legal expenses
	(a) Mode of Auction	E-auction (Online)
	(b) Details of Auction Service Provider	M/s PSB Alliance (baanknet), website – https://baanknet.com Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: - support.baanknet@psballiance.com
	(c) Date & Time of e-auction	22.05.2026; between 11.00 AM to 12.00 PM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Portal of E Auction	https://www.baanknet.com

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Canara Bank

A Government of India Undertaking

 **सिंडिकेट Syndicate**

		M/s PSB Alliance Ltd – BAANKNET.com
	Property Details	All that part parcel of the property (Land and Building), therein admeasuring 3.42 Ares (8.45 cents) in Re Sy No BL-5/112/19,O.sy.No.56/1 in Azhinhilam and Desom in Vazhayoor Village, Kozhikode District in the name of Sri.Sudheesh Kumar bounded as follows: East – 9 feet Road South – Remaining property West – Remaining property North- Remaining property
4.	Reserve Price	Rs.16,00,000 /- (Rupees Sixteen Lakhs Only)
5.	Earnest Money Deposit (EMD)	Rs 1,66,000 /- (Rupees One Lakh Sixty Six Thousand Only)
6.	Last Date for receipt of EMD	On or before 20.05.2026 till 4.00 PM

Other terms and conditions:

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

- The property will be sold in “As is Where is”, “As is What is” and “Whatever there is” basis 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).
- 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.
- The property can be inspected, with prior appointment with Authorized Officer, on any working day between 10.00 AM to 5.00 PM.
- The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature, please contact the service provider <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: support.baanknet@psballiance.com

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- f) The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. The Prospective bidder shall pay EMD amount being 10% of the Reserve Price through the portal in online mode. Prospective bidder may avail online training on e- auction from the service provider M/s PSB Alliance(baanknet), website – <https://baanknet.com> Contact Person Mr. Karan Modi, Mob No.- 7016716557, Mr. Vasu Patel, Mob No.- 9510974587, Mr. Kashyap Patel, Mob No.- 6354604884, Mr. Animesh Jain, Mob No.- 7046612345 email: -support.baanknet@psballiance.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.05.2026 up to 5.00 PM** to Senior manager, Ramanattukara Branch (**DP CODE-03155**) by hand or shall be deposited through RTGS/NEFT/Fund Transfer to 209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB0003155 on or before 20.05.2026 till 4 P M.
- h)
- 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- i) EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. 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.1,66,000/-. 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.
- 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 within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- l) ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct applicable TDS on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
- m) All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- n) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Senior manager, Ramanattukara Branch (**DP CODE-03155**) who, as a facilitating centre, shall make necessary arrangements.

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- p) For further details Senior manager, Ramanattukara Branch (DP CODE-03155) (rocltrec@canarabank.com) may be contacted during office hours on any working day, M/s PSB Alliance Ltd (ebkray).E-mail id: support.ebkgray@psballiance.com Contact person Name: Mr.Karan Modi. Contact No. 7016716557.

Place: Ramanattukara

Date: 08.05.2026


Authorised Officer
Ramanattukara Branch
Canara Bank

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