

**ANNEXURE - 13**  
**(Auction Sale Notice for Sale of 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 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 borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **Oachira** branch of Canara Bank, will be sold on “**As is Where is**”, “**As is What is**” and “**Whatever there is**” on **15.06.2026** for recovery of **₹ 29,42,598.73 (Rupees Twenty Nine Lakh Forty Two Thousand Five Hundred and Ninety Eight and Seventy Three Paise Only)** Plus further interest thereon along with suit expenses and other legal charges due to **Oachira** Branch of Canara Bank from borrower **Smt Usha** , W/o Raveendran and Sri Ratheesh R, Karingattil Thekkathil veedu, Prayar North muri, Puthupally, Karthikapally, Alapuzha district.

The reserve price will be **Rs 27,00,000/- (Rupees Twenty-Seven Lakhs only)** for property, the earnest money deposit will be 10% of reserve price. The Earnest Money Deposit shall be deposited on or before 14.06.2026 at 5.00 pm.

Details and full description of the immovable property with known encumbrances, if any.

|                                                                                                                                                                         |                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Property consists of 4.79 ares of land with residential building located at Sy No 784/7-1, Door No IX/90A, Puthupally village, Karthikapally Taluk, Alappuzha district. | Property owned by Mrs Usha |
| <u>Boundaries (As per deed:</u><br>North : Property of Varambel<br>East : Property of Valiyatharayil Wet Land<br>South : Property of Kdasseril<br>West : Wet Land       |                            |

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, **Oachira** Branch, Ph. No 8281991352 during office hours on any working day.

Date: 20.05.2026  
Place: **Oachira**

Authorised Officer  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.05.2026**

|                                                              |                                                                                                                                                                                                                                                                                                                                   |              |                             |                 |            |       |                                  |         |                                                           |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------|-----------------|------------|-------|----------------------------------|---------|-----------------------------------------------------------|
| 1.Name and Address of the Secured Creditor:                  | <b>Canara Bank , Oachira branch</b>                                                                                                                                                                                                                                                                                               |              |                             |                 |            |       |                                  |         |                                                           |
| 2. Name and Address of the Borrowers                         | Smt Usha , W/o Raveendran and<br>Sri Ratheesh R,<br>Karingattil Thekkathil veedu,<br>Prayar North muri, Puthupally,<br>Karthikapally, Alapuzha district.                                                                                                                                                                          |              |                             |                 |            |       |                                  |         |                                                           |
| 3. Total liabilities as on 09.03.2026                        | <b>₹ 29,42,598.73 (Rupees Twenty Nine Lakh Forty Two Thousand Five Hundred and Ninety Eight and Seventy Three Paise Only)</b> Plus further interest thereon along with suit expenses and other legal charges                                                                                                                      |              |                             |                 |            |       |                                  |         |                                                           |
| 4.(a) Mode of Auction<br>Details of Auction Service Provider | e-Auction<br><table border="1"> <tr> <td>Company Name</td><td>M/s PSB Alliance (BAANKNET)</td></tr> <tr> <td>Helpdesk Number</td><td>8291220220</td></tr> <tr> <td>Email</td><td>support.BAANKNET@psballiance.com</td></tr> <tr> <td>Website</td><td><a href="https://baanknet.com/">https://baanknet.com/</a></td></tr> </table> | Company Name | M/s PSB Alliance (BAANKNET) | Helpdesk Number | 8291220220 | Email | support.BAANKNET@psballiance.com | Website | <a href="https://baanknet.com/">https://baanknet.com/</a> |
| Company Name                                                 | M/s PSB Alliance (BAANKNET)                                                                                                                                                                                                                                                                                                       |              |                             |                 |            |       |                                  |         |                                                           |
| Helpdesk Number                                              | 8291220220                                                                                                                                                                                                                                                                                                                        |              |                             |                 |            |       |                                  |         |                                                           |
| Email                                                        | support.BAANKNET@psballiance.com                                                                                                                                                                                                                                                                                                  |              |                             |                 |            |       |                                  |         |                                                           |
| Website                                                      | <a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                                                                                                                                                                                         |              |                             |                 |            |       |                                  |         |                                                           |
| (c) Date & Time of e-auction                                 | <b>15.06.2026, between 11.30 AM and 12.30 PM</b> (With unlimited extension of 5 minutes duration each till sale is concluded)                                                                                                                                                                                                     |              |                             |                 |            |       |                                  |         |                                                           |
| (d) Portal of E Auction                                      | <b><a href="https://baanknet.com/">https://baanknet.com/</a></b>                                                                                                                                                                                                                                                                  |              |                             |                 |            |       |                                  |         |                                                           |
| 5. Last Date for receipt of Tender Documents                 | <b>14.06.2026 till 5.00 PM</b>                                                                                                                                                                                                                                                                                                    |              |                             |                 |            |       |                                  |         |                                                           |
| 6. Address in which the tender document to be submitted:     | <b>Canara Bank, Oachira Branch</b>                                                                                                                                                                                                                                                                                                |              |                             |                 |            |       |                                  |         |                                                           |
| 7. Reserve Price                                             | <b>Rs 27.00 lakhs (Rupees Twenty-seven lakh only)</b>                                                                                                                                                                                                                                                                             |              |                             |                 |            |       |                                  |         |                                                           |
| 8. Earnest Money Deposit (EMD)                               | <b>Rs 2.70 Lakhs (Rupees Two lakh seventy thousand only)</b>                                                                                                                                                                                                                                                                      |              |                             |                 |            |       |                                  |         |                                                           |

**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 and as is what is” basis including encumbrances, if any.
- '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 or before 14.06.2026 between 10.00 AM and 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.

- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 10,000/-**. 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.
- i) 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.
- j) *For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.*
- k) All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned **Oachira** branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact Manager, Canara Bank, **Oachira** Branch (Ph. No 8281991352) e-mail id [cb3583@canarabank.com](mailto:cb3583@canarabank.com) or the service provider **M/s PSB Alliance (BAANKNET)**, <https://baanknet.com>/Email : [support.BAANKNET@psballiance.com](mailto: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: **Oachira**

Date: **20.05.2026**

**AUTHORISED OFFICER**

**CANARA BANK**