

संदर्भ सं./ Ref: 1805BAV/ARM /CALICUT /SARFAESI-SN-ACS2026

दिनांक/ Date: 18.05.2026

**TO
BORROWER/ GUARANTOR/MORTGAGOR**

M/s Bless Aqua Ventures,
No. X/80, Mundapuram,
Cherukunnu,
Kannur-670301

Mr. Akhil R S
S/o Reji Kumar
Vallippara Thadatharikathu Veedu,
Alamukku,
Poovachal P O,
Veeranakavu
Thiruvananthapuram-695575

Mr. Shibu H
S/o Hridayadasan,
Plankala Veedu,
Kulathoor, Pozhiyoor
Thiruvananthapuram-695513

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, I on behalf of Canara Bank, **Specialized ARM branch, Kozhikode** have 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 ARM branch, Kozhikode** 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 being published in the Newspaper 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,

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
ए.आर.एम शाखा, कोझिकोड
Canara Bank Kozhikode



ENCLOSURE – SALE NOTICE

A R M BRANCH, KOZHIKODE CIRCLE OFFICE KOZHIKODE , Opposite National Hospital, Foura Building,
Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001 cb7594@canarabank.com Ph. 9188406941

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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 to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12/06/2026 for recovery of Rs. 39,79,130.04/- (Thirty Nine Lakh Seventy Nine Thousand One Hundred Thirty Rupees and Four Paise Only), as on 16/05/2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: 1. M/s Bless Aqua Ventures, No. X/80, Mundapuram, Cherukunnu, Kannur-670301

2. Mr. Akhil R S, S/o Reji Kumar, Vallippara Thadatharikathu Veedu, Alamukku, Poovachal P O, Veeranakavu, Thiruvananthapuram-695575

3. Mr. Shibu H, S/o Hridayadasan, Plankala Veedu, Kulathoor, Pozhiyoor, Thiruvananthapuram-695513

The reserve price will be Rs. 7,73,000/- (Seven Lakh Seventy Three Thousand Rupees Only) for Property 1 and Rs. 23,50,000/- (Twenty Three Lakh Fifty Thousand Rupees Only) for Property 2, respectively and the earnest money deposit will be Rs. 77,300/- (Seventy Seven Thousand Three Hundred Rupees Only) for Property 1 and Rs. 2,35,000/- (Two Lakh Thirty Five Thousand Rupees Only) for Property 2 respectively.

Details and full description of the immovable properties

Property No. 1:

UREM of 4.05 Ares of land with a shed building in R.S No. 24/8-2 (OS No. 1287/1, 1287/1-5 and 1287/1-19) in Block No. 44 of Veeranakavu Village in Thandaperu No. 18891 of Kattakkada Taluk of Trivandrum District.

Boundaries:

East: Property of Smt. Kala

North: Property of Sri Shaji

West: Property of Sri Reji Kumar

South: Property of Sri Rajendran

Property No. 2:

UREM of 4.65 Ares of land in R.S No. 24/8-4 (OS No. 1287/1, 1287/1-5 and 1287/1-19) in Block No. 44 of Veeranakavu Village in Thandaperu No. 18891 of Kattakkada Taluk of Trivandrum District and Residential Building bearing Door No. PP IV/372 of Poovachal Panchayath.

കോഴിക്കോട് സ്പെഷ്യലൈസ്ഡ് എ.ആർ.എം ബ്രാഞ്ച്, ഒന്നാം നില, ഹോട്ടൽ ഫോർ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം	आसि वसुली प्रबंधन कोझीकोड पहली मंजिल, होटल फोरा बिल्डिंग, मावूर रोड, कोझीकोड-673001 केरल	SPECIALIZED ARM BRANCH KOZHIKODE, FIRST FLOOR, HOTEL FOURS BLDG., MAVOOR ROAD, KOZHIKODE-673001 KERALA	☎ : 9188406941 ✉ : cb7594@canarabank.com Web : www.canarabank.bank.in
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Boundaries:

East: Thadam

North: Property of Sri Akhil

West: Property of Sri Kebin

South: Road

For Detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank Website (www.canarabank.bank.in) or may contact Authorized Officer ARM Branch, Kozhikode, mail id cb7594@canarabank.com, Ph: 9188406941

Date: 18.05.2026

Place: Kozhikode

കൂട്ട കേന്ദ്ര ബാങ്ക് For CANARA BANK

പ്രാധികൃത ഓഫീസർ
Authorized Officer
എ.ആർ.എം. ശാഖ
CANARA BANK
Kozhikode

*Excluding movables

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. M/s Bless Aqua Ventures, No. X/80, Mundapuram, Cherukunnu, Kannur-670301 2. Mr. Akhil R S, S/o Reji Kumar, Vallippara Thadatharikathu Veedu, Alamukku, Poovachal P O, Veeranakavu, Thiruvananthapuram-695575 3. Mr. Shibu H, S/o Hridayadasan, Plankala Veedu, Kulathoor, Pozhiyoor, Thiruvananthapuram-695513
3.	Total liabilities as on 16/05/2026	Rs. 39,79,130.04/- (Thirty Nine Lakh Seventy Nine Thousand One Hundred Thirty Rupees and Four Paise Only), as on 16/05/2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co- borrowers
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com



കോഴിക്കോട് സ്പെഷലൈസ്ഡ് എ.ആർ.എം. (ബ്രാഞ്ച്), ഒന്നാം നില, നോട്ടാൾ ഹൗസ് ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം	അതിർവരമ്പ് പ്രദേശം കോഴിക്കോട് പുതിയ ബിൽഡിംഗ്, ഹോട്ടൽ ഫോറാ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം	SPECIALIZED ARM BRANCH KOZHIKODE, FIRST FLOOR, HOTEL FOURA BLDG, MAVOOR ROAD, KOZHIKODE-673001 KERALA	☎ : 9188406941 ✉ : cb7594@canarabank.com Web : www.canarabank.bank.in
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		Website: https://baanknet.com/
	(c) Date & Time of e-auction :	12.06.2026 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 through website https://baanknet.com/
5.	Details of Property/ies	<u>Property No. 1:</u> UREM of 4.05 Ares of land with a shed building in R.S No. 24/8-2 (OS No. 1287/1, 1287/1-5 and 1287/1-19) in Block No. 44 of Veeranakavu Village in Thandaperu No. 18891 of Kattakkada Taluk of Trivandrum District. <u>Property No. 2:</u> UREM of 4.65 Ares of land in R.S No. 24/8-4 (OS No. 1287/1, 1287/1-5 and 1287/1-19) in Block No. 44 of Veeranakavu Village in Thandaperu No. 18891 of Kattakkada Taluk of Trivandrum District and Residential Building bearing Door No. PP IV/372 of Poovachal Panchayath
6.	Reserve Price of Property:	Property 1: Rs.7,73,000/- (Seven Lakh Seventy Three Thousand Rupees Only) Property 2: Rs.23,50,000/- (Twenty Three Lakh Fifty Thousand Rupees Only)
7.	Earnest Money Deposit (EMD) and	Property 1: Rs. 77,300/- (Seventy Seven Thousand Three Hundred Rupees Only) Property 2: Rs. 2,35,000/- (Two Lakh Thirty Five Thousand Rupees Only)
8.	The property can be inspected Date & Time	On or before 12.06.2026 before 11.30 am with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
9.	Details of Encumbrance	Not to the knowledge of the bank till date
10.	Detail of Litigation	Not to the knowledge of the bank till date

Confidential

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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:

- a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
- d. 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 digilocker 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 8291220220, Email:support.baanknet@psballiance.com.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) Rs. 77,300/- (Seventy Seven Thousand Three Hundred Rupees Only) for Property 1 and Rs. 2,35,000/- (Two Lakh Thirty Five Thousand Rupees Only) for Property 2 respectively being of 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 12.06.2026 at 11.30 AM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (Ten Thousand Rupees Only) (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 Rs.10,000/- (Ten Thousand Rupees Only)(incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

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property put on auction will be permitted to interested bidders at site on any working day between 10.00 AM and 5.00 PM.

- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice
- s. For further details ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: 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.

कृते केनरा बैंक For CANARA BANK


 प्राधिकृत अधिकारी Authorised Officer
 Kozhikode Circle Office Kozhikode
 CANARA BANK

Place: Kozhikode

Date: 18.05.2026



കോഴിക്കോട് സ്പെഷ്യലൈസ്ഡ് എ.ആർ.എം ബ്രാഞ്ച്, ഒന്നാം നില, ഫോറാ ഹോട്ടൽ ബിൽഡിംഗ്, മാവൂർ റോഡ്, കോഴിക്കോട്-673001 കേരളം	आस्ति वसूली प्रबंधन कोडीकोड पहली मंजिल, होटल फोरा बिल्डिंग, मावूर रोड, कोडीकोड-673001 केरल	SPECIALIZED ARM BRANCH KOZHICODE, FIRST FLOOR, HOTEL FOURA BLDG, MAVOOR ROAD, KOZHICODE-673001 KERALA	☎ : 9188406941 ✉ : cb7594@canarabank.com Web : www.canarabank.bank.in
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