

REGIONAL OFFICE, KOLLAM

REF:RO:KLM: 14806: HINDUSTAN:2026-27/01

Date: 22-05-2026

To

BORROWER/GUARANTOR/MORTGAGOR

M/S THE HINDUSTAN TRADING AND CONSULTANTS PROPRIETOR: MR BINU P, NEDUMURUPEL BUILDING 74A VARIYAPURAM, ELANTHOOR, MUTTATHUKONAM P O, PATHANAMTHITTA	Mr BINU P (PROPRIETOR), AJI BHAVAN, MUTTATHUKONAM P O, PATHANAMTHITTA	Mr ANU A P (GUARANTOR), AJI BHAVAN, MUTTATHUKONAM P O, PATHANAMTHITTA
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Dear Sir,

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, **Elavumthitta Mezhuveli 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**

ENCLOSURE – SALE NOTICE

നിവേശനീലിഗതൽ&ഫ്രോഡ്
 പ്രിവൻഷൻവിഭാഗം
 നീജിയണൽഓഫീസ്കൊല്ലം ക്ഷ
 ഒന്നാംനില, റ്റാഗ്സെൻറർ
 രാമൻകുളംഗര,
 തിരുമുല്ലാവാരംപിഒ
 കൊല്ലം- 691012

वसूलीविधिवधोखाधडीकी
 रोकथामअनुभाग
 त्रीयकार्यालयकोल्लम
 प्रथमतल, टैगसेंटर
 रामंकुलंगरा,तिरुमुल्लावारमपीओ
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Recovery Legal & Fraud
 Prevention Section
 Regional Office Kollam
 First Floor, TAG Centre
 Ramankulangara, Thirumullavaram PO
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Ph: 0474-2791424
 mail: roklimrec@canarabank.com
 Web : www.canarabank.com

CERSAI ID: 400037971417

REGIONAL OFFICE, KOLLAM
(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 constructive/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 **16-06-2026**, for recovery of **₹18,74,780.12 (Rupees Eighteen Lakhs Seventy Four Thousand Seven Hundred and Eighty Twelve Paise Only)** as on date plus further interest and costs due to the **Elavumthitta Mezhuveli Branch** of Canara Bank from **M/s The Hindustan Trading and Consultants** represented by Proprietor **Mr Binu P** and **Mr Anu A P** (guarantor). The reserve price will be **₹ 17,19,000.00 (Rupees Seventeen Lakh Nineteen Thousand Only)** and the earnest money deposit will be **₹ 1,72,000.00 (Rupees One Lakh Seventy-Two Thousand Only)**

1	Name and Address of the Secured Creditor	Canara Bank, Elavumthitta Mezhuveli Branch	
2	Name and Address of the Borrower & Guarantor	M/S THE HINDUSTAN TRADING AND CONSULTANTS PROPRIETOR: MR BINU P, NEDUMURUPEL BUILDING 74A VARIYAPURAM, ELANTHOOR, MUTTATHUKONAM P O, PATHANAMTHITTA	Mr BINU P (PROPRIETOR), AJI BHAVAN, MUTTATHUKONAM P O, PATHANAMTHITTA
		Mr ANU A P (GUARANTOR), AJI BHAVAN, MUTTATHUKONAM P O, PATHANAMTHITTA	
3	Total liabilities as on date	₹18,74,780.12 (Rupees Eighteen Lakhs Seventy Four Thousand Seven Hundred and Eighty Twelve Paise Only) as on date plus further interest along with suit expenses and other legal charges	
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	Online M/s PSB Alliance (BAANKNET) 16-06-2026 between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded) Online portal	

റിക്കവറിലിഗൽ & ഫ്രോഡ് പ്രിവൻഷൻ വിഭാഗം
റിജിയണൽ ഓഫീസ് കൊല്ലം
ഒന്നാം നില, റാഗ് സെന്റർ
രാംകുലംഗര, തിരുമുല്ലാവാരംപിള്ള
കൊല്ലം - 691012

वसूली विधिवधोखादोक्ती
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क्षेत्रीय कार्यालय कोल्लम
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		https://baanknet.com/
5	Details of Property/ies	All that part and parcel of property consists of a) 8.53 ares at Sy No108/4, Block No 9, Ward No 9, Chenneerkara, Muttathukonam, Kozhencherry, Pathanamthitta owned by Anu A P. <u>Boundaries</u> East: Panchayath Road North: Property of Binu P West: Property of Manoj South: Edathodu b) 6.93 ares at Old Sy No 359/93-3, Re Sy No 108/4-1,Block No 9, Ward No 1, Chenneerkara panchayat , Muttathukonam, Kozhencherry, Pathanamthitta owned by Binu P. <u>Boundaries:</u> East: Panchayath Road North: Property of Vattakuttathil Devarajan, Aneesh Bhavan, Vasantha West: Property of Manoj South: Property of Anu A P
6	Reserve Price	₹ 17,19,000.00 (Rupees Seventeen Lakh Nineteen Thousand Only)
7	Earnest Money Deposit	₹ 1,72,000.00 (Rupees One Lakh Seventy-Two Thousand Only)
8	The property can be inspected Date & Time	On or before 15.06.2026 between 10.00 AM and 5.00 PM.

9. Other terms and conditions

- a. 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).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior appointment of the Authorized Officer, on or before **15.06.2026 between 10.00 am to 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 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.**
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **₹ 1,72,000.00 (Rupees One Lakh Seventy 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 **15.06.2026, 5.00 PM.**

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 റീജിയണൽ ഓഫീസ് കൊല്ലം
 ഒന്നാം നില, റാഗ് സെന്റർ
 രാമങ്കുലംഗരം,
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- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 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 **Rs. 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, **Elavumthitta Mezhuvelli Branch**, IFSC: **CNRB0014806**.
- 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 Rs. 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 encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The eAuction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before **15.06.2026 from 10.00A.M. to 5.00 P.M.**

- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details contact Senior Manager, Canara Bank, **Elavumthitta Mezhuveli Branch** (Ph. No. 0468-2259699, 8281000177) e-mail id cb14806@canarabank.com, may be contacted during office hours on any working day or the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkay@procure247.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: Kollam
Date: 22-05-2026

Authorised Officer
Canara Bank

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 പ്രിവൻഷൻവിഭാഗം
 റീജിയണൽഓഫീസ്കൊല്ലം
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