



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 Karunagapally branch of Canara Bank, will be sold on “**As is Where is**”, “**As is What is**” and “**Whatever there is**” on **28.03.2025** for recovery of **Rs 30,75,257.01** (Rupees Thirty Lakh Seventy Five Thousand Two Hundred Fifty Seven and One Paise only) Plus further interest thereon along with suit expenses and other legal charges due to Karunagapally Branch of Canara Bank from borrower Mr Sajeew Kasim Kunju, Kalluvila Puther Veedu, Perayam, Umayanallur PO, Kollam and Mr Pavithran K S, Kocharayaseril, Kuzhithura PO, 690519 (Guarantor).

The reserve price will be **Rs 4.95 lakhs** (Rupees Four Lakhs ninety-five thousand only) for property, the earnest money deposit will be 10% of reserve price. The Earnest Money Deposit shall be deposited on or before 26.03.2025 at 5.00 pm.

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

Property consists of 1.80 ares of land with residential building at Sy No 222/23, Door No XVII/423 & XVII/722, Kulashekarapuram, Karunagapally Kollam

Property owned by Mr Sajeew

Boundaries (As per location sketch):

North: Property of Mr Babukuttan,

East : Road

South : Property of Mr Udayan

West : Property of Mr Kunjumon

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) or may contact Manager, Karunagapally Branch, Ph. No . 8281991326 during office hours on any working day.

Date: 05.03.2025

Place: Karunagapally

Authorised Officer

CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.03.2025

1.Name and Address of the Secured Creditor:	Canara Bank , Karunagapally branch								
2. Name and Address of the Borrowers	Mr Sajeev Kasim Kunju Kalluvila Puther Veedu, Perayam, Umayanallur PO, Kollam and Mr Pavithran K S, Kocharayaseril, Kuzhithura PO, 690519 (Guarantor)								
3. Total liabilities as on 05.03.2025	Rs 30,75,257.01 (Rupees Thirty Lakh Seventy Five Thousand Two Hundred Fifty Seven and One Paise only)Plus further interest thereon along with suit expenses and other legal charges								
4.(a) Mode of Auction Details of Auction Service Provider	e-Auction <table><tr><td>Company Name</td><td>M/sPSBalliance ((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>https://baanknet.com/</td></tr></table>	Company Name	M/sPSBalliance ((BAANKNET),	Helpdesk Number	8291220220	Email	support.BAANKNET@psballiance.com	Website	https://baanknet.com/
Company Name	M/sPSBalliance ((BAANKNET),								
Helpdesk Number	8291220220								
Email	support.BAANKNET@psballiance.com								
Website	https://baanknet.com/								
(c) Date & Time of e-auction	28.03.2025, between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)								
(d) Portal of E Auction	https://baanknet.com/								
5. Last Date for receipt of Tender Documents	26.03.2025 till 5.00 PM								
6. Address in which the tender document to be submitted :	Canara Bank, Karunagapally Branch								
7. Reserve Price	Rs 4.95 lakhs (Rupees Four Lakhs ninety five thousand only)								
8. Earnest Money Deposit (EMD)	Rs 0.50 Lakhs (Rupees Fifty thousand only)								

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 26.03.2025 between 10.00 AM and 5.00 PM.



- d.) 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.
- e.) 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. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- f.) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on e-auction from the service provider.
- g.) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Karunagapally branch OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account no 209272434 of Canara Bank, Karunagapally Branch, IFSC Code: CNRB0002896 on or before 26.03.2025, 5.00 pm.

After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.03.2025, 5.00 PM**, to Canara Bank Karunagapally branch by hand or by email.

- (i) Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - (ii) 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.
 - (iii) Bidders Name. Contact No. Address, E Mail Id.
 - (iv) Bidder's A/c details for online refund of EMD.
- g) 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.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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 Karunagapally branch who, as a facilitating centre, shall make necessary arrangements.



For further details contact Manager, Canara Bank, **Karunagapally** Branch (Ph. No 8281991326) e-mail id cb2896@canarabank.com or the service provider M/s PSB Alliance (BAANKNET), [https://baanknet.com/Email : support.BAANKNET@psballiance.com](https://baanknet.com/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.

Place: Karunagapally

Date: 05.03.2025

AUTHORISED OFFICER

CANARA BANK