





**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.10.2024**

|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |                             |                |                                                           |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|----------------|-----------------------------------------------------------|
| 1.Name and Address of the Secured Creditor:                                                                                     | <b>Canara Bank , Adoor</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                     |                             |                |                                                           |
| 2. Name and Address of the Borrowers                                                                                            | <b>Sri. Reji K Cheriyan, S/O C K Cheriyan, G and G Bunglow, Manakala P O, Adoor and the Guarantor Smt. Minimol Reji, W/O Reji K Cheriyan, G and G Bunglow, Manakala P O, Adoor.</b>                                                                                                                                                                                                                                               |                     |                             |                |                                                           |
| 3. Total liabilities as on 10.10.2024                                                                                           | <b>₹ 39,43,524.61 (Rupees Thirty-Nine Lakhs Forty-Three Thousand Five Hundred and Twenty-Four and Sixty-One Paise Only) Plus further interest thereon along with suit expenses and other legal charges.</b>                                                                                                                                                                                                                       |                     |                             |                |                                                           |
| 4.(a) Mode of Auction<br>Details of Auction Service Provider<br><br>(c) Date & Time of e-auction<br><br>(d) Portal of E Auction | <p>e-Auction</p> <table border="1"> <tr> <td><b>Company Name</b></td><td>M/s PSB Alliance (BAANKNET)</td></tr> <tr> <td><b>Website</b></td><td><a href="https://baanknet.com/">https://baanknet.com/</a></td></tr> </table> <p><b>16-06-2026, between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)</b></p> <p><a href="https://baanknet.com/">https://baanknet.com/</a></p> | <b>Company Name</b> | M/s PSB Alliance (BAANKNET) | <b>Website</b> | <a href="https://baanknet.com/">https://baanknet.com/</a> |
| <b>Company Name</b>                                                                                                             | M/s PSB Alliance (BAANKNET)                                                                                                                                                                                                                                                                                                                                                                                                       |                     |                             |                |                                                           |
| <b>Website</b>                                                                                                                  | <a href="https://baanknet.com/">https://baanknet.com/</a>                                                                                                                                                                                                                                                                                                                                                                         |                     |                             |                |                                                           |
| 5. Last Date for receipt of Tender Documents                                                                                    | <b>16-06-2026 till 5.00 PM</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                     |                             |                |                                                           |
| 6. Address in which the tender document to be submitted:                                                                        | <b>Canara Bank, Adoor Branch</b>                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                             |                |                                                           |
| 7. Reserve Price                                                                                                                | <b>₹ 7,50,000.00 (Rupees Seven Lakh Fifty Thousand Only)</b>                                                                                                                                                                                                                                                                                                                                                                      |                     |                             |                |                                                           |
| 8. Earnest Money Deposit (EMD)                                                                                                  | <b>₹ 75,000.00 (Rupees Seventy-Five 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://ebkgray.in/>. 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 15-06-2026 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 Adoor branch who, as a facilitating centre, shall make necessary arrangements.



For further details contact Senior Manager, Canara Bank, **Adoor Branch** (Ph. No. 0474 2661400, 8301897023) e-mail id [cb5836@canarabank.com](mailto:cb5836@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.ebkray@procure247.com](mailto:support.ebkray@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: Adoor

**Date: 22-05-2026**

**AUTHORISED OFFICER**

**CANARA BANK**