

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 **29-06-2026** for recovery of **₹ 32,30,772.19 (Rupees Thirty Two Lakhs Thirty Thousand Seven Hundred and Seventy Two and Nineteen Paise Only)** Plus further interest thereon along with suit expenses and other legal charges due to **Oachira** Branch of Canara Bank from borrower **Mr Manalil Narendran Unnithan Prasad and Smt Mayakrishnan A**, Kottoor House, Govindamuttom PO, Kayamkulam, Alappuzha-690527.

The reserve price will be **₹ 28,00,000.00 (Rupees Twenty-Eight Lakh Only)** for property, the earnest money deposit will be 10% of reserve price. The Earnest Money Deposit shall be deposited on or before **28-06-2026** at 5.00 pm.

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

All that part and parcel of land and residential building in 04.20 Ares comprised in Re Sy No 370/8, Old SY No 8997, Door No 11-481A, Puthuppally Vadakku Kochu Muri, Block No.23 of Puthuppally Village, Karthikappally Taluk, Alappuzha District

Boundaries (As per Deed:)

North: Property of Mr Sivadasan

South: Own property

East: Property of Puthenpurackal

West: Vazhy & Property of Mrs Ambikamma

Property owned by Sri. Prasad
S/o Sri Narendran Unnithan and
Smt MayaKrishnan, W/o Sri Prasad

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, **Oachira** Branch, Ph. No 8281991352 during office hours on any working day.

Date: 05-06-2026

Place: **Oachira**

Authorized Officer

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09-03-2026

1.Name and Address of the Secured Creditor:	Canara Bank , Oachira branch								
2. Name and Address of the Borrowers	Mr Manalil Narednran Unnithan Prasad and Smt Mayakrishnan A, Kottoor House, Govindamuttom PO, Kayamkulam, Alappuzha-690527								
3. Total liabilities as on 05-06-2026	₹ 32,30,772.19 (Rupees Thirty-Two Lakhs Thirty Thousand Seven Hundred and Seventy-Two and Nineteen 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 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>https://baanknet.com/</td></tr> </table>	Company Name	M/s PSB Alliance (BAANKNET)	Helpdesk Number	8291220220	Email	support.BAANKNET@psballiance.com	Website	https://baanknet.com/
Company Name	M/s PSB Alliance (BAANKNET)								
Helpdesk Number	8291220220								
Email	support.BAANKNET@psballiance.com								
Website	https://baanknet.com/								
(c) Date & Time of e-auction	29-06-2026, 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	28-06-2026 till 5.00 PM								
6. Address in which the tender document to be submitted:	Canara Bank, Oachira Branch								
7. Reserve Price	₹ 28,00,000.00 (Rupees Twenty-Eight Lakhs Only)								
8. Earnest Money Deposit (EMD)	₹ 2,80,000.00 (Rupees Two Lakh Eighty 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 28-06-2026 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.

- (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.
- h) 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.
- i) 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.
- j) 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.
- k) ***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.***
- l) All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) 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 or the service provider M/s **PSB Alliance (BAANKNET)**, <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: **Oachira**

Date: **05-06-2026**

AUTHORISED OFFICER

CANARA BANK