

ANNEXURE - 14
CANARA BANK
COVERING LETTER TO SALE NOTICE

Date: 02-06-2026

To

Swapnam Sabu Mecheril House Kizhakombu P O Koothattukulam -686662	Sabu George Mecheril House Kizhakombu P O Koothattukulam -686662
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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, I on behalf of **Canara Bank, Thodupuzha II branch** 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 **Thodupuzha II 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 thereunder, 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,

कृते केनरा बैंक
For CANARA BANK

पाधकृत अधिकारी
Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE



1
Internal

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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), Guarantor (s) and Legal Heir(s) of the guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of **Thodupuzha II Branch** of the **Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.06.2026**, for recovery of **Rs. 2,18,34,666.73/- (Rupees Two Crore Eighteen Lakh Thirty Four Thousand Six Hundred Sixty Six and Seventy Three Paise Only)** as on **02.06.2026** plus interest from 31.03.2026 legal expenses and cost due to **Thodupuzha II Branch** of Canara Bank from **1. Smt. Swapnam Sabu (Borrower and Mortgager)2. Sri.Sabu George(Guarantor and Legal Heir of the deceased Guarantor, Sri Titus George)**

The reserve price will be **Rs. 68,00,000 (Rupees Sixty Eight Lakh Only)** and the earnest money deposit will be **Rs. 6,80,000 (Rupees Six Lakh Eighty Thousand Only)** The Earnest Money Deposit shall be deposited on or before **30.06.2026, 1.00 pm.**

Details and full description of the immovable property

1.All that part and parcel of the property having an extent of 14.50 ares and all the improvements therein comprising in Sy No. 696/3-3-2 ,in Block No 1, Koothattukulam Village, Muvattupuzha Taluk, Ernakulam District in the name of Smt Swapnam Sabu having the following boundaries:

Boundaries as per title deed 128/1/2018

**East: Property of Thekkel Purayidam
South: Panchayat Road
West: Property of Mettumpurathu Purayidam
North: Property of Thazhathekuzhiyely Purayidam**

2.All that part and parcel of the property having an extent of 14.17 ares in Sy No. 696/4A-7, and 11.33 ares in Sy No. 696/4-B-4, in Block No 1, Koothattukulam Village Muvattupuzha Taluk, Ernakulam District in the name of Smt. Swapnam Sabu having the following boundaries:

Boundaries as per title deed 128/1/2018

**East: Property of Thekkel Purayidam
South: Property of Thazhathekuzhiyely Purayidam
West: Panchayat Road
North: Property of Mettumpurathu Purayidam**



3.All that part and parcel of the property having an extent of 1.62 ares in Sy No. 696/5A-2-4, 1.21 ares in Sy No. 696/5B-2-3, in Block No 1, Koothattukulam Village Muvattupuzha Taluk, Ernakulam District in the name of Smt. Swapnam Sabu having the following boundaries:

Boundaries as per title deed 128/1/2018

East: Property of Thekkel Purayidam
South: Property of Thazhathekuzhiyely Purayidam
West: Panchayat Road
North: Property of Mettumpurathu Purayidam

4.All that part and parcel of the property having an extent of 5.87 ares in Sy No. 696/4A-8, in Block No 1, Koothattukulam Village Muvattupuzha Taluk, Ernakulam District in the name of Smt. Swapnam Sabu having the following boundaries:

Boundaries as per title deed 128/1/2018

East: Property of Thekkel Purayidam
South: Panchayat Road
West: Property of Mecheril
North: Property of Mecheril

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02-06-2026

1	Name and Address of the Secured Creditor	Canara Bank, Thodupuzha II
2	Name and Address of the Borrower(s)/ Guarantor(s) /Legal Heir(s)	1.Smt. Swapnam Sabu (Borrower and Mortgager) Mecheril House Kizhakombu P O Koothattukulam -686662 2. Sabu George(Guarantor and Legal Heir of the deceased Guarantor, Sri Titus George) Mecheril House Kizhakombu P O Koothattukulam -686662
3	Total liabilities as on date	Rs. 2,18,34,666.73/- (Rupees Two Crore Eighteen Lakh Thirty Four Thousand Six Hundred Sixty Six and Seventy Three Paise Only) plus interest from 31.03.2026 legal
4	(a) Mode of Auction	E-Auction
(b)	Details of Auction service provider	The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com)
(c)	Date & Time of Auction	30.06.2026 02PM to 04PM
(d)	Place of Auction	Online
5	Reserve Price	Rs. 68,00,000 (Rupees Sixty Eight Lakh Only)

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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

k. 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, **Thodupuzhall Branch**, IFSC Code **CNRB0014650** (Branch IFSC Code).

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

n. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

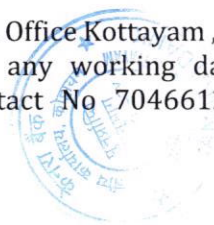
p. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **29.06.2026 from 2 pm to 4 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 The Divisional Manager RLFP Section Regional Office Kottayam, Mobile No - 9446432362 may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No 7046612345 /

Internal



6354910172/ 8291220220/9892219848/
support.baanknet@psballiance.com

8160205051,

Email:

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:Thodupuzha

Date:02-06-2026

कृते केनरा बैंक
For CANARA BANK
प्राधिकृत अधिकारी
Authorized Officer
Canara Bank



Internal