

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref: ARM SN SVD SUDHEESH HL 03/2026-27

Date:29/05/2026

|                                                                                                                                                                                                                 |                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shri.SUDHEESH BABU P S<br>S/O Shri.SUBRAMANIAN<br>(As borrower & Partner of Ms.Kalyani Trades and Exports)<br>TATA TRITVAM,<br>TOWER NO 5, FLAT NO 17/C,<br>DOOR NO 68/1-F67,<br>MARINE DRIVE, ERNAKULAM 682018 | M/s KALYANI TRADES AND EXPORTS<br>(Partnership firm represented by partners Shri.Sudheesh Babu P S & Sri.V S Rahul.)<br>VEEJAY TOWERS<br>SALIM RAJAN ROAD<br>GANDHI NAGAR<br>ERNAKULAM 682017 |
| Shri. V S RAHUL<br>S/O Shri.SAJEEV V C,<br>(As Partner of Ms.Kalyani Trades and Exports)<br>VATTATHARA HOUSE,<br>KACHERIPPADI,<br>NORTH PARAVUR,<br>ERNAKULAM 683513                                            | Smt. P S SUSHAMA<br>W/O Shri.V C SAJEEV,<br>VATTATHARA,<br>KACHERIPADI,<br>NORTH PARAVUR,<br>PARAVUR, ERNAKULAM 683513                                                                        |

Sir / Madam,

**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, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us and also placed the assets for auction in earlier occasions. Now the undersigned is once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction 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**

Encl: Sale Notice

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2<sup>nd</sup> Floor Canara Bank Building Chittoor Road, Ernakulam South, എറണാകുലം / Ernakulam - 682016  
 PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** 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” basis on **23/06/2026**, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **₹1,50,56,686.09 (Rupees One Crore Fifty Lakhs Fifty-Six Thousand Six Hundred Eighty-Six and Pasa Nine Only)** due as on 30.11.2025 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from borrower **Shri.Sudheesh Babu PS, Smt.Sushama P S and M/s Kalyani Trades and Exports.** (Partnership firm represented by its partners Shri.Sudheesh Babu P S & Sri.V S Rahul.)

The Reserve Price: **Rs.1,65,00,000/- (Rupees One Crore Sixty -Five Lakhs Only)**

The Earnest Money Deposit: **Rs.16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only)**

(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

Last Date for deposit of Earnest Money Deposit - **On or before 22/06/2026 by 05:00 PM.**

**Details of Property:**

(Property in the name of Mr Sudheesh Babu PS covered by Deed 2035/2020 of Ernakulam SRO)

All that Residential Apartment bearing no 17C [Door no 68/1F (67) of Cochin Corporation] in the Twenty First Floor of Tower-5 of “Tritvam” admeasuring 206.041sq.mtr (2217sq ft) and with a carpet area of 121.775 sq.mtr (1310.30 sq ft) and a balcony area of 24.529 sq.mtr (263.93 sq.ft), including proportionate share in the common areas and facilities of TRITVAM along with the right to use all the common amenities, areas and facilities like driveways, garden, open areas and other areas of common use (described in Schedule A of the title deed 2035/2020 dated 16/09/2020) and staircases, lifts, lobbies, passages and other areas of common use within the apartment building in which the apartment is situated, together with the right to use the parking area earmarked as M455 Parking Bay/Space along with 0.549/341.36 undivided share, right, title, interest and ownership in Sy No.843 of Ernakulam Village, Kanayanoor Taluk, Ernakulam District.

**Boundaries as per deed:**

East: Property of Port Trust.

North: Property of Purvankara projects Limited.

West: PWD Road

South: property of Hindustan Lever Limited and PWD Road

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2<sup>nd</sup> Floor Canara Bank Building Chittoor Road, Ernakulam South, **एरणाकुलम / Ernakulam - 682016**  
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com



**ASSET RECOVERY MANAGEMENT BRANCH**

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

1. **Name and Address of the Secured Creditor** : Canara Bank, ARM Branch,  
 2<sup>nd</sup> Floor, Canara Bank Building,  
 Chittoor Road, Ernakulam South - 682 016  
 (Ph.No.0484 - 2353072 / 2353071)
  
2. **Name and Address of the Borrowers and Guarantors** : Shri.Sudheesh Babu P S  
 S/o Subramanian  
 Tata Tritvam,  
 Tower No 5, Flat No 17/C,  
 Door No 68/1-F67,  
 Marine Drive, Ernakulam - 682018  
  
 M/s KALYANI TRADES AND EXPORTS  
 (Partnership firm represented by partners Shri.Sudheesh Babu P S & Sri.V S Rahul.)  
 VEEJAY TOWERS  
 SALIM RAJAN ROAD  
 GANDHI NAGAR  
 ERNAKULAM 682017  
  
 Shri. V S RAHUL  
 S/O Shri.SAJEEV V C,  
 (As Partner of Ms.Kalyani Trades and Exports)  
 VATTATHARA HOUSE,  
 KACHERIPPADI,  
 NORTH PARAVUR,  
 ERNAKULAM 683513  
  
 Smt. P S SUSHAMA  
 W/O Shri.V C SAJEEV,  
 VATTATHARA,  
 KACHERIPADI,  
 NORTH PARAVUR,  
 PARAVUR, ERNAKULAM 683513
  
- 1) **Total liabilities as on 30.11.2025** : ₹1,50,56,686.09 (Rupees One Crore Fifty Lakhs Fifty-Six Thousand Six Hundred Eighty-Six and Pasa Nine Only) Plus further interest thereon from 01.12.2025 along with suit expenses and other legal charges.
  
- 2) (a) **Mode of Auction** : Online Auction (E-Auction)
  
- (b) **Details of Auction service provider** : M/s PSB Alliance (Baanknet)  
 Help Desk Number : 8291220220  
[support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)
  
- (c) **Date & Time of Auction** : 23/06/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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2<sup>nd</sup> Floor Canara Bank Building Chittoor Road, Ernakulam South, एरणाकुलम / Ernakulam - 682016  
 PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

- (d) Portal of E-Auction : <https://baanknet.com>
- 3) Reserve Price : Rs.1,65,00,000/- (Rupees One Crore Sixty -Five Lakhs Only)

(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

### OTHER TERMS AND CONDITIONS

- a. The property will be sold in “as is where is, as is what is and whatever there is” basis including encumbrances, if any.
- b. 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.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **12/06/2026** between 11:00 A.M. & 4:00 P.M.
- d. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e. Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (Baanknet)**, Help Desk Number: **8291220220**, Email id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)
- 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 **M/s PSB Alliance (Baanknet)**, Help Desk Number: **8291220220**, Email id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)
- g. EMD amount of 10% of the Reserve Price is to be deposited 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 **well before 22/06/2026 up to 05:00 PM.**
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22/06/2026, 05:00 PM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
  - i. Details of payment in e-wallet & Bidder's A/c details.
  - 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.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.1,00,000/- (Rupees One Lakh Only)**. The bidder who submits the highest bid (not below 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.
- k. 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 which shall be deposited through RTGS/NEFT/ Fund transfer to credit of account of Canara Bank, ARM Branch Ernakulam, 209272434 IFSC Code: CNRB0002875. If the successful bidder fails to pay the sale price, 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.

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