

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on ✓14.07.2026 for recovery of Rs.2,13,49,126.03/- (Rupees Two Crore Thirteen Lakh Fourty Nine Thousand One Hundred twenty Six and paisa Three Only) as on 26.06.2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers:

(1) Mr. Ramesh M S/o Mukundan nair Prasoothi Villa, Koonathara P O Palakkad 679523

(2) Mrs. Nisha Ramesh, W/o Ramesh, Prasoothi Villa, Koonathara P O, palakkad 679523

The reserve price will be Rs.96,00,000/- (Rupees Ninety Six lakh only)) and the earnest money deposit will be Rs. 9,60,000/- (Rupees Nine Lakh Sixty thousand Only) for Property I

Rs.16,00,000/- (Rupees Sixteen lakh Only) and earnest money deposit will be Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only) for Property II

Rs.54,25,000/- (Rupees Fifty Four Lakh twenty five Thousand Only) and earnest money deposit will be Rs.5,42,500/- (Rupees Five Lakh Forty two Thousand Five Hundred Only) for Property III

Details and full description of the immovable properties:

<u>Property details:</u>		<u>OWNER DETAILS</u>
<u>Property I:</u> All that part and parcel of land measuring 8.13 cents along with 2352 Sq Ft residential building in Survey No:44/4 Koonathara Amsom and Desom,Vaniyamkulam I Village,Vaniyamkulam Panchayath,Ottapalam Taluk,Palakkad District		Mr.Ramesh M
<u>Boundaries:</u>		
East: Share sold to Indira South: property of Suresh,PWD Road	<u>North: property of Prabhakaran</u> <u>West:Plot of Unnikrishnan and Suresh</u>	

<u>Property details:</u>		<u>OWNER</u> <u>DETAILS</u>
<u>Property II</u> All the part and parcel of 5 ¼ cents of land along with workshop building in Survey No:114/8,Koonathara Amsom and Desom,Vaniyamkulam I villge,Vaniyamkulam Panchayath,Ottapalam Taluk,Palakkad District		Mr.Ramesh M
<u>Boundaries:</u>		

	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/ ✓		
	(c) Date & Time of e-auction:	✓ 14.07.2026 between 11.30 AM and 12:30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)		
	(d) Place of auction	Online through website https://baanknet.com/		
5.	Details of Property/ies	Property I: All that part and parcel of land measuring 8.13 cents along with 2352 Sq Ft residential building in Survey No:44/4 Koonathara Amsom and Desom,Vaniyamkulam I Village,Vaniyamkulam Panchayath,Ottapalam Taluk,Palakkad District Property II All the part and parcel of 5 ¼ cents of land along with workshop building in Survey No:114/8,Koonathara Amsom and Desom,Vaniyamkulam I villge,Vaniyamkulam Panchayath,Ottapalam Taluk,Palakkad District Property III: All the part and parcel of 22.74 cents of land situated at Survey No:63/1,karakkad Amsom,Eruppe Desom,Shoranur I Village,Ottapalam taluk Palakkad District		
6.	Reserve Price of Property:	Rs.96,00,000/- (Rupees Ninety Six lakh only))- Property I	Rs.16,00,000/- (Rupees Sixteen lakh Only)- Property II	Rs.54,25,000/- (Rupees Fifty Four Lakh twenty five Thousand Only)-Property III
7.	Earnest Money Deposit EMD)	Rs. 9,60,000/- (Rupees Nine Lakh Sixty thousand Only) for Property I	Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only) for Property II	Rs.5,42,500/- (Rupees Five Lakh Forty two Thousand Five Hundred Only) for Property III
		To be paid on or before 14.07.2026 before 11.30 AM		
8.	The property can be inspected Date & Time	with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM		
9.	Details of Encumbrance	Not to the knowledge of the bank till date		
10.	Detail of Litigation	Securitization application was filed. Presently no stay.		

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. 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 ARM Branch Kozhikode, IFSC Code CNRB0007594.
- 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 separately by the Successful buyer. 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 any working day between 10.00 AM and 5.00 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 Authorized Officer.
- r. At any stage of the auction, the Authorized officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice