

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

Ref : ARM:SN:DEPAUL:04:2026-27

Date : 22.06.2026

To,

1. M/s De Paul High Range Trust
represented by its
Secretary cum Treasurer
Rev. Dr. Jose Aikara,
Pushpagiri, M K Padi Post,
Kattappana, Idukki District - 685609.
2. Rev. Dr. Jose Aikara
S/o A S Abraham,
Secretary cum Treasurer -
De Paul High Range Trust.
Aikkara House, Chennad Post,
Poonjar, Kottayam District - 686582.
3. Prof. Joseph Mathew
S/o Joseph Kaleekaparambil
Trustee and President -
De Paul High Range Trust
TMC 3/1669, Aswathy, Thejus Avenue,
Cheroor Road, Thrissur District-680008.
4. Mr P.M. Kurian
S/o P.T Mathai
Trustee - De Paul High Range Trust
Puzhayamkandathil House
Kadaplamattom Post, Kidangoor,
Kottayam District - 686571.
5. Dr.Tony P Mathew
S/o Mathew, Plathottathil House
Melampara, Bharananganam Post,
Kottayam District - 686578.

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

Confidential

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 **23/07/2026**, [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 **Rs. 45,98,92,501.19** (Rupees Forty Five Crore Ninety Eight Lakhs Ninety Two Thousand Five Hundred One and Paise Nineteen Only) due as on 05/01/2026 plus further interest thereon along with and other charges due to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s. De Paul High Range Trust**.

The Reserve Price : Item No. 01 - Rs.10,80,00,000.00 (Rupees Ten Crores Eighty Lakhs Only)
 Item No. 02 - Rs.1,71,00,000.00 (Rupees One Crore Seventy One Lakhs Only)
 Item No. 03 - Rs. 19,00,000.00 (Rupees Nineteen Lakhs Only)
 (Only the bids with minimum 1 incremental offer above reserve price will be accepted)

The Earnest Money Deposit :

Item No. 01 - Rs.1,08,00,000.00 (Rupees One Crore Eight Lakhs Only)
 Item No. 02 - Rs.17,10,000.00 (Rupees Seventeen Lakhs Ten Thousand Only)
 Item No. 03 - Rs. 1,90,000.00 (Rupees One Lakhs Ninety Thousand Only)

Last Date for deposit of Earnest Money Deposit: On or before 22/07/2026 by 5:00 PM.

Details of Properties

Property Item No. 01 - (Property in the name of Mr. De Paul High Range Trust)

All that part and parcel of immovable property consisting of 491.65 ares of land in Re Sy No 174/7, 174/8, 175/11, 175/2, 175/3, 175/6, 175/11, 175/12, 175/13, 176/5, 176/6, 176/9, 182/1, 182/2, 182/3 & 540/1 of Thankamani Village, along with building and all other improvements thereon in Udumbunchola Taluk, Idukki District in the name of M/s De Paul High Range Trust.

Extend	Resurvey No.	Thandaper No. & Block No.	Deed No.	Boundaries
17.90Ares 41.20 Ares 38.20 Ares	182/1 182/2 182/3	4789A-43 4925A-43	2354/13 202/13	East- Kunnel compound & land in Sy.Nos.176/5,6,9 West-Kalapparambil compound South-Public Road North-Vavolil compound
20.00Ares 41.25 Ares 61.25 Ares	176/5 176/6 176/9	4479A-43	5127/12 5128/12	East-Own property West-Land in survey no.182/1,2,3 North-Land of Outhakutty Thattarady South- Kunnel compound

Confidential

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

36.10 Ares	174/7	4479A-43	1502/13	East-Own compound West- Own compound North-Land of Kallepulumkal South- Own compound
40.50 Ares	174/8	4479-43	1764/13	East - Chennamkunel & Kalariplakal Compounds. West - Anjilimoottil Compound. South - Road. North - Own Property.
14.40 Ares	175/3	4826A-43	2719/13	
22.00Ares	175/6	4826A-43		
16.40 Ares	175/11	4826A-43		
25.40 Ares	175/2	4826A-43		
16.40 Ares	175/12	4826A-43		
14.00 Ares	175/13	4826A-43		
70.05 Ares	175/11	4859A-43	2854/13	
16.60 Ares	540/1	4859A-43	2854/13	East - Land of Manuel Shyamala. West - Land of Sasi Nadappurakkal. South - Land of Urumpickal Family. North - Amalagiri-Mikekavala Panchayat Road.

Property Item No. 02 - (Property in the name of Mr. De Paul High Range Trust)

All that part and parcel of immovable property consisting of 298.63 ares of land in Re Sy No 550/3, 550/4, 550/1, 551/15, 551/16 & 551/3 of Thankamani Village, along with all other improvements thereon in Udumbunchola Taluk, Idukki District in the name of M/s De Paul High Range Trust.

Extend	Resurvey No.	Thandaper No. & Block No	Deed No.	Boundaries
12.00 Ares 12.15 Ares	550/3 550/4	4813A-43	5235/12	East-Own compound West- Own compound North- Own compound South- Own compound
156.60 Ares	550/1	4479A-43	3357/12	East-Own compound;land of surendran Alumparappel West- Own compound North- Public Road South- Own property in Sy.Nos.551/3,15,16
60.70 Ares 33.98 Ares 23.20 Ares	551/15 551/16 551/3	4853A-43 4479A-43 4479A-43	4662/12 1565/13 5077/12	East-Kurumannil compound West- Own compound North-Own property in Survey No.550/1 South- Kurumannil compound

Property Item No. 03 - (Property in the name of Mr. De Paul High Range Trust)

All that part and parcel of immovable property consisting of 37.30 ares of land in Re Sy No 530/7 of Thankamani Village, along with all other improvements thereon in Udumbunchola Taluk, Idukki District in the name of M/s De Paul High Range Trust.

Confidential

Extend	Resurvey No.	Thandaper No. & Block No	Deed No.	Boundaries
37.30 Ares	530/7	4479A-43	412/13	East-Mud Road West- Land of Kanjiravila Family North-Land of Chooravelil Family South- Land of Kuttickal Family

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 Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072/2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date : 22.06.2026
Place : Ernakulam

AUTHORISED OFFICER
CANARA BANK

Confidential

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. **Name and Address of the Secured Creditor** : Canara Bank, ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016 (Ph.No.0484 -
2353072 / 2353071)

2. **Name and Address of the Borrowers and Guarantors** :
 1. M/s De Paul High Range Trust
represented by its Secretary cum Treasurer
Rev. Dr. Jose Aikara,
Pushpagiri, M K Padi Post,
Kattappana, Idukki District - 685609.
 2. Rev. Dr. Jose Aikara
S/o A S Abraham,
Secretary cum Treasurer -
De Paul High Range Trust.
Aikkara House, Chennad Post,
Poonjar, Kottayam District - 686582.
 3. Prof. Joseph Mathew
S/o Joseph Kaleekaparambil
Trustee and President -
De Paul High Range Trust
TMC 3/1669, Aswathy, Thejus Avenue,
Cheroor Road, Thrissur District-680008.
 4. Mr P.M. Kurian
S/o P.T Mathai
Trustee - De Paul High Range Trust
Puzhayamkandathil House
Kadaplamattom Post, Kidangoor,
Kottayam District - 686571.
 5. Dr.Tony P Mathew
S/o Mathew, Plathottathil House
Melampara, Bharananganam Post,
Kottayam District - 686578.

3. **Total liabilities as on 05/01/2026** : **Rs. 45,98,92,501.19 (Rupees Forty Five Crore Ninety Eight Lakhs Ninety Two Thousand Five Hundred One and Paise Nineteen Only)** with further interest and other incidental charges there to incurred by the Bank

4. (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
 - (c) **Date & Time of Auction** : **23/07/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)**
 - (d) **Portal of E-Auction** : <https://baanknet.com>

Confidential

5. Reserve : Item No. 01 - Rs.10,80,00,000.00 (Rupees Ten Crores Eighty Lakhs Only)
 Price Item No. 02 - Rs.1,71,00,000.00 (Rupees One Crore Seventy One Lakhs Only)
 Item No. 03 - Rs. 19,00,000.00 (Rupees Nineteen 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 **16/07/2026** 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
- 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
- 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 22/07/2026 upto 5.00 PM.**
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22/07/2026, 5.00 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 multiplies of **Rs.10,00,000 (Rupees Ten Lakhs Only)** for item No. 1 property and **Rs. 1,00,000 (Rupees One Lakh only)** for item No. 02 and 03 properties. 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

Confidential

by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

- l. For sale proceeds of Rs.50 Lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1 % of the Sale amount under Section 194 - IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank.
- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- p. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- q. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- r. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- s. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- t. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR M/s PSB Alliance (BAANKNET), Help Desk Number : 8291220220, Email id: 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: Ernakulam
Date: 22.06.2026

AUTHORISED OFFICER
CANARA BANK

Confidential