ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN OMKAR-ACA-05-2026-27 Date : 23/06/2026

To

1)Omkar Enterprises, Partnership Firm represented by Managing Partner Mr. Govindan kutty First Floor, Ushus Tyres Building- Kumaranellur Post-Wadakkanchery-Thrissur-680590 2) Mr. Govindan Kutty V Vellankandath H, Enkakad Po, Wadakkancherry Thrissur 680589 3) Mrs. Nandini K W/OGovindiankutty ,Vellankandath House Akamala, Enkakkad Po Thrissur-680589 4) Mr. Arun P S/O Purushothaman P Parasakthi, Shornur 2 Palakkad-679122	5) Mrs.Divya G Nair Vellamkandath Engakkad Po, Wadakanchery Thrissur-680589 6) Mrs. Dhanya Govindankutty Nair D/O Govindankutty Nair , C602 Shubhashree Residential Phase 2, Behind Jai Ganesh Vision Maharashtra-411035 7) Mr. Anuraj Sankunni Nair S/O Sankunni Nair, Flatno602 Shubhashree Residential, Phase2 Akurdi Maharashtra-411035

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

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 **10/07/2026,** [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 **₹4,11,55,487.31** from **M/s Omkar Enterprises** due as on 28/02/2026 to the Asset Recovery Management Branch, Ernakulam of Canara Bank.

The Reserve Price
Rs.1,71,00,000 /-(Rupees One Crore Seventy One Lakhs Only)

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

The Earnest Money Deposit: **Rs.17,10,000 /-(Rupees Seventeen Lakhs Ten Thousand Only)**

Last Date for deposit of Earnest Money Deposit **- On or before 10/07/2026 by 10:00 AM.**

Details of Property:

(Property in the name of Mr. Govindhan Kutty covered by Deed 40/1976 of Wadakkancherry SRO)

All that part and parcel of land having an extent of 20.90Ares (51.623 cents) in Re.Sy.No.48 (Sy.No.253) of Enkakkad village along with all other improvements thereon at Thalappilly Taluk, Thrissur District with boundaries hPereunder;

North: Property of Govindhan
South: Road
East: PWD Road
West: Forest

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 : 23/06/2026
Place : Ernakulam

AUTHORISED OFFICER
CANARA BANK

ASSET RECOVERY MANAGEMENT BRANCH

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) Omkar Enterprises Represented by Manging Partner Mr. Govindan Kutty First Floor, Ushus Tyres Building-Kumaranellur Post-Wadakkanchery-Thrissur-680590 Represented by Partners 2) Mr. Govindan Kutty V Vellankandath H, Enkakad Po, Wadakkancherry Thrissur 680589 3) Mrs. Nandini K W/OGovindiankutty ,Vellankandath House Akamala, Enkakkad Po Thrissur-680589 4) Mr. Arun P S/O Purushothaman P Parasakthi, Shornur 2 Palakkad-679122 5) Mrs. Divya G Nair Vellamkandath Engakkad Po, Wadakanchery Thrissur-680589 6) Mrs. Dhanya Govindankutty Nair D/O Govindankutty Nair , C602 Shubhashree Residential Phase 2, Behind Jai Ganesh Vision Maharashtra-411035 7) Mr. Anuraj Sankunni Nair S/O Sankunni Nair, Flatno602 Shubhashree Residential, Phase2 Akurdi Maharashtra-411035

3. **Total liabilities as on 28/02/2026**	:	Rs. **₹4,11,55,487.31** (Rupees Four Crores Eleven Lakhs Fifty Five Thousand Four Hundred Eighty Seven & Paisae Thirty one only) along with suit expenses and other legal charges from 01.03.2026.
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	:	10/07/2026 & 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**
5. **Reserve Price**	:	**Rs.1,71,00,000 /-(Rupees One Crore Seventy One 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 **01/07/2026** 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 10/07/2026 upto 10:00 AM.**

h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10/07/2026,10:00 AM**, 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.

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:23/06/2026

AUTHORISED OFFICER
CANARA BANK