

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref: ARM SN LOVELY VVS 07 2025-26

Date: 04/07/2026

To

- | | |
|--|---|
| 1. Mrs. Lovely E
Pallathu House, Karukapilly P O
N S S Karayogam, Ernakulam
682311 | 2. Ms. Aiswarya Madhu
Pallathu House, Karukapilly P O
N S S Karayogam, Ernakulam
682311 |
| 3. Mr. Madhu P N
Pallathu House, Karukapilly P O
N S S Karayogam, Ernakulam
682311 | 4. NRI Address
Mr. Madhu P N
Cross way Qatar W L L
PO Box 47370, Doha |

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 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

Internal

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**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 **28/07/2026**, [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 **₹ 42,09,041.80** (Rupees Forty Two Lakhs Nine Thousand Forty One and Paise Eighty only) due as on 20/05/2026 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **Mrs. Lovely E S, Mr. Madhu P N & Ms. Aiswarya Madhu**

The Reserve Price: **Rs. 27,50,000 (Rupees Twenty Seven Lakhs Fifty Thousand Only)**
(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

The Earnest Money Deposit: **Rs. 2,75,000/- (Rupees Two Lakhs Seventy Five Thousand Only)**

Last Date for deposit of Earnest Money Deposit - **On or before 27/07/2026 by 5:00 PM.**

Details of Property:

(Property in the name of Mrs. Lovely ES and Ms. Aiswarya Madhu as per title deed 4272/2001 of Puthencruz SRO)

All that part and parcel of immovable property consisting of land having an extent of 2.43 Ares in Re Sy No. 251/10/2 in Block No.48 of Aikkaranad South Village, along with a residential building and further improvements thereon in kunnathunad Taluk, Ernakulam District.

Boundaries as per Title deed :

North: Property of Indira and Thodu
South: Panchayath Road
East: Property of Mani
West: Property of Madhukumar

Boundaries as per visit/Actuals:

North: Property of Indira
South: Panchayath Road
East: Property of Maniyan
West: Property of Leela

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 : 04/07/2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

Internal

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**2nd 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 nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016
(Ph.No.0484 - 2353072 / 2353071) |
| 2. Name and Address of the Borrowers and Guarantors | : | <div>1. Mrs. Lovely E
Pallathu House, Karukapilly P O
N S S Karayogam, Ernakulam
682311</div> <div>2. Ms. Aiswarya Madhu
Pallathu House, Karukapilly P O
N S S Karayogam, Ernakulam
682311</div> <div>3. Mr. Madhu P N
Pallathu House, Karukapilly P O
N S S Karayogam, Ernakulam
682311</div> <div>4. NRI Address
Mr. Madhu P N
Cross way Qatar W L L
PO Box 47370, Doha</div> |
| 1) Total liabilities as on 20/05/2026 | : | ₹ 42,09,041.80 (Rupees Forty Two Lakhs Nine Thousand Forty One and Paise Eighty only) due as on 20/05/2026 Plus further interest thereon from 21/05/2026 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 |
| (c) Date & Time of Auction | : | 28/07/2026 & 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 |
| 3) Reserve Price | : | Rs. 27,50,000 (Rupees Twenty Seven Lakhs Fifty Thousand Only) (Only the bids with minimum 1 |

Internal

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

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 **10/07/2026** 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 27/07/2026 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 **27/07/2026, 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.25,000 (Rupees Twenty Five 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

Internal

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