

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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 borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Kottarakkara branch of Canara Bank, will be sold on “As is Where is”, “As is What is” and “Whatever there is” on **03-08-2026** for recovery of **₹33,27,237.99 (Rupees Thirty Three Lakhs Twenty Seven Thousand Two Hundred and Thirty Seven and paise Ninety Nine only)** Plus further interest thereon along with suit expenses and other legal charges due to Kottarakkara Branch of Canara Bank from borrower M/s Devi Agencies, Pinattinmoodu ,Killoor ,kottarakkara, represented by its proprietor Mr.Prasannan Pillai,S/o Bhaskaran Pillai,Thekkethundil Melathil Veedu , vendar, Puthoor,691507.

The reserve price will be **Rs 4.45 lakhs** (Rupees Four lakhs forty-five thousand only) for property, the earnest money deposit will be 10% of reserve price. The Earnest Money Deposit shall be deposited on or before **01.08.2026** at 5.00 pm.

Details and full description of the immovable property with known encumbrances, if any.

EM of 10.93 Ares of land in Survey No.328/16-4(Old Sy No 287/5) in Block No 10 in Thandapeer No.4112 in Puthoor Village, kottarakkara Taluk, kollam District <u>Boundaries (As per deed:)</u> North : Property of Pezhumkala East : Property of Kochuvila Mohanan Pillai South : Property of kochuvila West : Property of kochuvilaKizhakkathil <u>Boundaries (As per location Sketch:)</u> North : Property of Sivadasan Pillai East : Properties of Ambika and Sasidharan Pillai South : Road West : Property of Lathakumari	Property owned by Sri Prasannan Pillai
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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 Manager, Kottarakkara Branch, Ph. 8281991334 during office hours on any working day.

Date: 13.07.2026
Place: Kollam

Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.03.2026

1.Name and Address of the Secured Creditor:	Canara Bank, Kottarakkara branch								
2. Name and Address of the Borrowers	1) M/s Devi Agencies pinattinmoodu ,Killoor kottarakkara, 2) Mr. Prasannan Pillai S/o Bhaskaran Pillai Thekkethundil Melathil Veedu vendar, Puthoor,691507								
3. Total liabilities as on 09.03.2026	of ₹33,27,237.99 (Rupees Thirty Three Lakhs Twenty Seven Thousand Two Hundred and Thirty Seven and paise Ninety Nine only) Plus further interest thereon along with suit expenses and other legal charges								
4.(a) Mode of Auction Details of Auction Service Provider	e-Auction <table border="1"> <tr> <td>Company Name</td><td>M/s PS Alliance (BAANKNET),</td></tr> <tr> <td>Helpdesk Number</td><td>8291220220</td></tr> <tr> <td>Email</td><td>support.BAANKNET@psballiance.com</td></tr> <tr> <td>Website</td><td>https://baanknet.com/</td></tr> </table>	Company Name	M/s PS Alliance (BAANKNET),	Helpdesk Number	8291220220	Email	support.BAANKNET@psballiance.com	Website	https://baanknet.com/
Company Name	M/s PS Alliance (BAANKNET),								
Helpdesk Number	8291220220								
Email	support.BAANKNET@psballiance.com								
Website	https://baanknet.com/								
(c) Date & Time of e-auction	03.08.2026, between 11.30 AM and 12.30 PM (With unlimited extension of 5 minutes duration each till sale is concluded)								
(d) Portal of E Auction	https://baanknet.com/								
5. Last Date for receipt of Tender Documents	01.08.2026 till 5.00 PM								
6. Address in which the tender document to be submitted:	Canara Bank, Kottarakkara Branch								
7. Reserve Price	Rs 4.45 lakhs (Rupees Four lakhs forty-five thousand only)								
8. Earnest Money Deposit (EMD)	Rs 0.45 Lakhs (Rupees Forty-Five thousand only)								

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

- The property will be sold in “**as is where is and as is what is**” basis including encumbrances, if any.
- '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.
- The property can be inspected, with Prior Appointment with Authorized Officer, on or before **01.08.2026** between 10.00 AM and 5.00 PM.



- d.) The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.
- e.) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- 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.
- g.) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Kottarakkara branch OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account no 209272434 of Canara Bank, Kottarakkara Branch, IFSC Code: CNRB0002681 on or before **01.08.2026**, 5.00pm.

After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **01.08.2026, 5.00 PM**, to Canara Bank Kottarakkara branch by hand or by email.

- (i) Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - (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.
 - (iv) Bidder's A/c details for online refund of EMD.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
 - i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 10,000**. The bidder who submits the highest bid (above 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.
 - j) 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. 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.
 - k) ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
 - l) All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
 - m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
 - n) In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Kottarakkara branch who, as a facilitating centre, shall make necessary arrangements.



For further details contact Manager, Canara Bank, Kottarakkara Branch (Ph. No 8281991334) e-mail id cb2681@canarabank.com or the service provider M/s PSB Alliance (BAANKNET), [https://baanknet.com/Email : support.BAANKNET@psballiance.com](https://baanknet.com/Email: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: Kollam

Date: 13.07.2026

AUTHORISED OFFICER

CANARA BANK