

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

Ref : ARM:SN:IRINE:04 :AR:2026-27

Date:20.07.2026

1. M/s Irine Spices & Exports (Partnership Firm)
represented by Partners Mr. Rojo V A & Mr. Juby Thomas
5th Floor, 28/481 AS5, Heavenly Plaza,
Civil Line Road, Padamugal MGM Hall,
Kakkanad, Ernakulam-682021
2. Mr. Rojo V A
s/o Mr. Antony
Vallooran House
Kaipattoor, Ernakulam-683541
3. Mr. Juby Thomas,
Flat No.6C, Silver Star Apartment,
Vazhakkala, Thrikkakara P O,
Ernakulam-682021

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

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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 05.08.2026, [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. 16,26,81,573.44 /- (Rupees Sixteen Crores Twenty Six Lakhs Eighty One Thousand Five Hundred Seventy Three and Forty Four Paise Only)** due as on **07/07/2026** plus further interest thereon along with other charges due to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s Irine Spices & Exports** represented by partners **Mr. Rojo V A & Mr. Juby Thomas**

Details of Immovable Property

Property in the name of Mr. Rojo V A covered by Document No.1360/2023 of SRO Kuzhippilly.

All that part and parcel of the property having a total extent of 30.80 Ares of land [4.08 Ares in Re Sy No 396/7, 4.77 Ares in Re Sy No 396/2-2-3, 2.43 Ares in Re Sy 396/2-2-2, 1.63 Ares in Re Sy No 396/14-2, 0.65 Ares in Re Sy No 396/15, 1.20 Ares in Re Sy No 396/5, 5.14 Ares in Re Sy No 396/6-2 and 10.90 Ares in Re Sy No 396/2-3] in Block No. 2 of Pallipuram Village, along with the commercial building and other improvements therein at Kochi Taluk, Ernakulam District.

Boundaries:

East : Property owned by Kunjuvareed
South : PWD Road
North : Panchayath Road
West : Panchayath Road & office of CPM

The reserve price for the property will be **Rs. 9,00,00,000/- (Rupees Nine Crore Only)** and the earnest money deposit will be **Rs. 90,00,000/- (Rupees Ninety Lakhs Only)**. The Earnest Money Deposit shall be deposited on or before **04.08.2026 at 4.00 PM.**

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 : 20.07.2026
Place : Ernakulam

AUTHORISED OFFICER
CANARA BANK

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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 Irine Spices & Exports (Partnership Firm)
represented by Partners Mr. Rojo V A &
Mr. Juby Thomas,
5th Floor, 28/481 AS5, Heavenly Plaza,
Civil Line Road, Padamugal MGM Hall,
Kakkanad, Ernakulam-682021
 2. Mr. Rojo V A
s/o Mr.Antony
Vallooran House
Kaipattoor, Ernakulam-683541
 3. Mr. Juby Thomas,
Flat No.6C, Silver Star Apartment,
Vazhakkala, Thrikkakara P O,
Ernakulam-682021
1. Total liabilities as on 07/07/2026 : Rs. 16,26,81,573.44 /- (Rupees Sixteen Crores
Twenty Six Lakhs Eighty One Thousand Five
Hundred Seventy Three and Forty Four Paise Only)
with further interest and other incidental charges
there to incurred by the Bank
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 : 05.08.2026 & 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. 9,00,00,000/- (Rupees Nine Crore Only) (Only the bids
with minimum 1 incremental offer above reserve price will be
accepted)

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ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

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 :20.07.2026

**AUTHORISED OFFICER
CANARA BANK**

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