

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN KPV-BTB-26-27

Date : 24.07.2026

To

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| <p>1. Smt.Sneha K Varghese
D/o Sri. K P Varghese
Kollamkudy House
Near St. Antonys Church
Malayattor
Ernakulam -683574</p> | <p>3.Smt.Annie Varghese
W/o Sri.K P Varghese
Kollamkudy House
Near St.Antonys Church
Malayattoor
Ernakulam -683574</p> |
| <p>2. Sri.Vipin Varghese
S/o Sri.K P varghese
Kollamkudy House
Near St. Antonys Church
Malayattor,Ernakulam-683574</p> | <p>4. Sri.Abin Varghese
S/o Sri. K P Varghese
Kollamkudy House
Near St. Antonys Church
Malayattor,Ernakulam-683574</p> |

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. Now the undersigned is 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

ए आर एम शाखा /ARM Branch

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

**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 **31.08.2026**, [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 **₹61,45,966.47 /-(Rupees Sixty One Lakhs Forty Five Thousand Nine Hundred and Sixty Six and Paise Forty seven Only)** from due as on **13.07.2026** to the Asset Recovery Management Branch, Ernakulam of Canara Bank from the borrowers/ Legal heirs Smt Annie Varghese, Smt.Sneha K Varghese, Sri Vipin Varghese, Sri.Abin Varghese.

The Reserve Price:

Rs.44,00,000/- (Rupees Forty Four lakhs Only)

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

The Earnest Money Deposit:

Rs.4,40,000/- (Rupees Four lakhs Forty Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before **31/08/2026 by 10:00 AM.**

Details of Property: (Property in the name of Mr. K P Varghese as per Doc No: 8/1980 of Sreemoolanagaram SRO

All that part and parcel of the immovable property comprising to an extent of 3.64 Ares of land in Re-Sy No121/5-2 in Block No.25(Old Sy.No.483/1B) of kalady Village along with a residential building thereon at (Old Manickamangalam Village), Aluva Taluk, Ernakulam District.

Boundaries as per title deed:

North: Road

South: Property of Poulouse

East: Road

West:Road

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 : 24.07.2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

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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 : Smt.Sneha K Varghese
D/o Sri. K P Varghese
Kollamkudy House
Near St. Antonys Church
Malayattor, Ernakulam -683574

Smt.Annie Varghese
W/o Sri. K P Varghese
Kollamkudy House
Near St. Antonys Church
Malayattor, Ernakulam -683574

Sri.Vipin Varghese
S/o Sri. K P Varghese
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Malayattor, Ernakulam -683574

Sri.Abin Varghese
D/o Sri. K P Varghese
Kollamkudy House
Near St. Antonys Church
Malayattor, Ernakulam -683574
3. Total liabilities as on 13.07.2026 : ₹ 61,45,966.47/- (Rupees Sixty One Lakhs Forty Five Thousand Nine Hundred and Sixty Six and Paise Forty seven Only)) plus further interest thereon along with suit expenses and other legal charges.
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 : 31/08/2026 & 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>

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- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000 (Rupees Fifty Thousand 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.
- s. 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.
- t. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).

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- u. 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:24/07/2026

AUTHORISED OFFICER
CANARA BANK

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