

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

**e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE
 SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND
 ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8 (6) & 9 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 property mortgaged / charged to the secured Creditor, the **constructive / physical possession** of which has been taken by the Authorised Officer of Canara Bank **Tripunithura Main Branch** (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **26-10-2026**, for recovery of **Rs. 1738089.95 (Rupees Seventeen Lakh thirty eight Thousand eighty nine and Paise ninety five Only) as on 09/06/2026** plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon due to the Secured Creditor from **(1) M/s Rose Garments, Market Road, Thekkumbhagam, Tripunithura, Ernakulam, 682301, a proprietorship firm, represented by proprietrix Mrs. Ramya M V, W/o Shiju Philip, Mannullyparambil House, Puthityakavu, Ayyankali Road, Tripunithura P O, Ernakulam, 682301, and (2) Mrs. Ramya M V, W/o Shiju Philip, Mannullyparambil House, Puthityakavu, Ayyankali Road, Tripunithura P O, Ernakulam, 682301, and (3) Mr. Shiju Philip, S/o Philip M O, Mannullyparambil House, Puthiyakaavu, Ayyankali Road, Thripunithura P O, Ernakulam, 682301**

The reserve price for the property will be **Rs. 1938000.00 (Rupees Nineteen lakhs thirty eight thousand Only)** and the earnest money deposit will be **Rs193800 (Rupees One Lakh ninety three thousand eight hundred Only)**

1	Name and Address of the Secured Creditor	Canara Bank, Tripunithura Main Branch , Post Box No. 3 Hospital Road Tripunithura S.O Thrippunithura 682301, Ph: 0484-2781382 , Email: cb0818@canarabank.com
2	Name and Address of the Borrower & Guarantor	(1) M/s Rose Garments, Market Road, Thekkumbhagam, Tripunithura, Ernakulam, 682301, a proprietorship firm, represented by proprietrix Mrs. Ramya M V, W/o Shiju Philip, Mannullyparambil House, Puthityakavu, Ayyankali Road, Tripunithura P O, Ernakulam, 682301, and (2) Mrs. Ramya M V, W/o Shiju Philip, Mannullyparambil House, Puthityakavu, Ayyankali Road, Tripunithura P O, Ernakulam, 682301, and (3) Mr. Shiju Philip, S/o Philip M O, Mannullyparambil House, Puthiyakaavu, Ayyankali Road, Thripunithura P O, Ernakulam, 682301
3	Total liabilities	Rs. 1738089.95 (Rupees Seventeen Lakh thirty eight Thousand eighty nine and Paise ninety five Only) as on 09/06/2026 plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E auction M/s PSB Alliance (eBkray) 26/10/2026 from 11.00 AM to 02.00 PM Online
5	Details of Property/ies	All that part and parcel of the property having an extent of 01.25 Ares of land and residential building in Rs. Sy. No. 86 in Re. Sy. Block No. 373 (Old Sy. No. 185/4) of Thekkumbhagam Village, Kanayannur Taluk, Ernakulam District. Boundaries as per deed:

		East – Property of John South – Wetland in Sy. No. 184 West – Thodu North – Way and Property of Babu and Geetha CERSAI SI ID: 400016156147
6	Reserve Price	Rs. 1938000.00 (Rupees Nineteen lakhs thirty eight thousand Only)
7	Earnest Money Deposit	Rs.193800 (Rupees One Lakh ninety three thousand eight hundred Only)
8	The property can be inspected	with Prior Appointment with Authorized Officer, on any working day between 3 PM and 5.00 PM

9. Other terms and conditions

- a. The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 3 PM and 5.00 PM.
- d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd.), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 204100.00 (Rupees Two Lakh four Thousand one Hundred Only)** being of 10% of the Reserve Price 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" on or before **23-10-2026** at 5.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 25000.00** (Incremental amount/price) mentioned under the column “Increment Combo” (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be **Rs. 25000.00** (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be



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