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OFFICE OF THE RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL-2

ERNAKULAM

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PROCLAMATION OF SALE

(Under Rule 52(2) of II Sch. to IT Act, 1961 r/w 25 to 29 of RD&B Act,1993)

TDRC No.965/2016(DRC No.3981) e-Sale No.53/2026

Canara Bank, Changanacherry Branch Vs. M/s Sukhodayam Ayurvedic Pharmaceuticals & Hospital and others.

Name of CDs:- Name of CDs:- [1] M/s Sukhodayam Ayurvedic Pharmaceuticals & Hospital, P.B No.15, Kanjirappally, Kottayam District, Represented by its Partner [2] Dr. C.V James S/o Varghese, Mundanpally House, Kanjirappally, Kottayam District and [3] Dr. Reetha James W/o Dr. C.V. James, Mundanpally House, Kanjirappally, Kottayam District

Recovery Certificate Amount as on 09.10.2026.	Rs.24,81,44,429.40 (Rupees twenty-four crore eighty-one lakh forty-four thousand four hundred twenty-nine and Paise forty only)

Whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate on **"AS IS WHERE IS BASIS"**.

No. of Lots	**Description of the property to be sold with the names of the co-owners where the property belongs to defaulter(s) and any other persons as co-owners and Revenue assessed upon the property or any part thereof.**
Single Lot	All that part and parcel of land admeasuring 98.07 Ares made up of 19.40 Ares in Re Sy No.21/1/2 [Sy No.154/6A2] and 78.67 Ares in Re Sy No.21/1[Sy No.154/4] in Block No.11 of Kanjirappally Village, Kanjirappally Taluk, Kottayam District along with four residential/commercial building along with all other improvements thereon belonging to the 2nd certificate debtor by virtue of Sale Deed No.480 dated 04.02.1982 of the SRO, Kanjirippally and Will No.42/1993 of the SRO, Kanjirappally. Boundaries as per Location Sketch:- East – Property of Eapen, James etc. South-Road and property and James, West-Property of Cherian Kizhakkemuri and North-Property of Kizhakkemuri, Kochupoovathumootil families.

E Auction Particulars

1.	RESERVE PRICE	Rs.2,40,00,000/- [Rupees two crore forty lakh only]
2	Opening Bid Amount	Rs.2,41,00,000/- [Rupees two crore forty-one lakh only]
3	EMD	Rs.24,00,000/- [Rupees twenty-four lakh only]
4	Bid Multiplier	Rs.1,00,000/- [Rupees one lakh only]

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5	Date and time of e-auction	On 27.11.2026 from 1100 hours to 1130 hours
6	Dates for submission of online bids	From 25.10.2026 to 25.11.2026.
7	Web portal for uploading auction bid form and detailed terms and conditions	"baanknet.com of M/s. PSB Alliance Pvt Ltd."
8	Contact name and telephone number of authorized officers for further queries regarding e-auction/ property being sold	Ms. Shiju P, Chief Manager, Canara Bank, ARM Branch, Chittoor Road, Ernakulam – 682 016 at 0484-2353071,2353072/8281991413[Mob.]/e-mail – cb2875@canarabank.com
9	Mode of payment of EMD	EMD shall be remitted through e-wallet feature available on baanknet.com website
10	Mode of payment other than EMD	Account No. **0803201003054** in the name of **'Recovery Officer, DRT-2, Ernakulam'** with **Canara Bank, Broadway Branch** having IFSC No. **CNRB0000803,** through /RTGS/NEFT/TRANSFER or by deposit of Pay Order/DD

The successful bidder(s) shall have to pay 25% of the sale proceeds (including EMD) and requisite poundage fee, in the account number mentioned in the proclamation of sale immediately after declaration. The purchaser(s) shall deposit the balance 75% of the bid amount in the said account on or before the 15th day from the date of sale of the property(s).

The intending bidder(s) shall refer to the detailed Terms and Conditions displayed at the site of the property, on the Notice Board of the Office of the Recovery Officer and in the website baanknet.com of M/s. PSB Alliance Pvt Ltd. For any other clarification, the undersigned or the above-named Bank Officer may be contacted either in person or over phone. For information about online submission of application and assistance during bidding, please contact M/s PSB Alliance Pvt. Ltd, Wadala East, Mumbai at helpline No.8291220220, Mr. Dharmesh Asher at Mobile No.9892219848/ Miss Swani Sharma at Mobile No.9990605075, e-mail id:support.baanknet@psballiance.com.

Given under my hand and seal of this Tribunal on this 9th day of October,2026.

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(Sreekanth S.N)
Recovery Officer