SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) and 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 possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 16/11/2026 for recovery of Rs. 5,61,20,296.76/- (Five Crore Sixty One Lakh Twenty Thousand Two Hundred Ninety Six Rupees and Seventy Six Paise Only) as on 21.10.2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: 1). M/s Rockey Enclave Prop Surendran C K, PP Road, Bypass Junction Chorode P O, Vadakara, Kozhikode - 673106 2). Surendran C K S/o Achuthan, Cheruvoth House Chorode P O Vadakara-673106 3) Smt Beena Surendran W/o Surendran C K, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) 4). Smt. Leena, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) 5). Smt. Sathi Kunhiraman, Deceased rep by Legal Heirs a) Smt. Beena Surendran Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 b) Smt Leena, Gokul, Near Muthappan Temple Bus stand, Naluithara P O Mahe Pudusseri-673310. The reserve prices of the properties are as given below and the earnest money deposit will be 10% of respective reserve prices.

Reserve Price & EMD of Properties:

Property	Reserve price	EMD
Item 1	Rs 83,00,000/- (Rupees Eighty Three Lakhs only)	Rs 8,30,000/- (Rupees Eight Lakh Thirty Thousand only)
Item 2	Rs 1,17,00,000/- (Rupees One Crore Seventeen Lakh Only)	Rs 11,70,000/- (Rupees Eleven Lakh Seventy Thousand Only)
Item 3	Rs 21,00,000/- (Rupees Twenty One Lakh Only)	Rs 2,10,000/- (Rupees Two Lakh Ten Thousand Only)
Item 4	Rs 3,60,000/- (Rupees Three Lakh Sixty Thousand Only)	Rs 36,000/- (Rupees Thirty Six Thousand Only)
Item 5	Rs 10,00,00,000(Rupees Ten crore Only)	Rs 1,00,00,000(One Crore Rupees Only)

Details and full description of the immovable properties

Item No 1. All the part and parcel of the property measuring 4.04 ares (9.9788 cents) of Land and Building in Old Sy No 82/5, Re Sy No 230/21 in Vadakara Desom, Vadakara Amsom, Vadakara Village, Vadakara in Kozhikode District. Owned by Sri Surendran C K.

Item No 2. EMT of the property measuring 14.90 ares (36.80 cents) of Land and Residential Building in Old Sy No 10/8, Re Sy No 5/14 in Nelliayankara Desom, Chorode Amsom, Chorode Village, Vadakara Sub District Kozhikode District. Owned by Sri Surendran C K.

Item No 3. All the Part and Parcel of the Property measuring 11.4 ares (28.16 cents) of land Old Sy No 176/4 Re Sy No 38/1 in Vadakara Desom, Vatakara Amsom, Vadakara Village in Kozhikode District.

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सिंडिकेट Syndicate

Item No 4. All the part and of the property measuring 5.08 ares (12.55 cents) of Land in Old No 90/1B re Sy No 343/16 in Moyilothara Desom, Maruthonkara Amsom, Maruthonkara Village, Kavilumpara Sub Dist, Kozhikode Dist.

Item No 5. All the part and parcel of the property measuring 36.77 cents of land and building in RSy No 18/41 (Old Sy No 43/15A)Chorode Village, Vatagara taluk , Kozhikode District.

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Website (www.canarabank.com) or may contact Authorized Officer ARM Branch, Kozhikode, mail id : cb7594@canarabank.com, Ph: 9188406941

Date: 22/10/2026

Place: Kozhikode

*Excluding movables

Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
2.	Name and Address of the Borrowers /Guarantors	1. M/s Rockey Enclave Prop Surendran C K, PP Road, Bypass Junction Chorode P O, Vadakara, Kozhikode - 673106 2. Surendran C K S/o Achuthan, Cheruvoth House Chorode P O Vadakara-673106 3. Smt Beena Surendran W/o Surendran C K, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) 4. Smt. Leena, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) 5. Smt. Sathi Kunhiraman, Deceased rep by Legal Heirs: a) Smt. Beena Surendran Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 b) Smt. Leena, Gokul, Near Muthappan Temple Bus stand, Naluithara P O Mahe Pudusseri-673310
3.	Total liabilities as on date	Rs. Rs. 5,61,20,296.76/- (Five Crore Sixty One Lakh Twenty Thousand Two Hundred Ninety Six Rupees and Seventy Six Paise Only) as on 21.10.2026
4.	(a) Mode of Auction	Online

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	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction :	**16/11/2026 between 12:00 PM and 01:00 PM (With unlimited extension of 5 minutes duration each till sale is concluded)**
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	**Item No 1:** All the part and parcel of the property measuring 4.04 ares (9.9788 cents) of Land and Building in Old Sy No 82/5, Re Sy No 230/21 in Vadakara Desom, Vadakara Amsom, Vadakara Village, Vadakara in Kozhikode District. Owned by Sri Surendran C K. **Item No 2:** EMT of the property measuring 14.90 ares (36.80 cents) of Land and Residential Building in Old Sy No 10/8, Re Sy No 5/14 in Nelliayankara Desom, Chorode Amsom, Chorode Village, Vadakara Sub District Kozhikode District. Owned by Sri Surendran C K. **Item No 3:** All the Part and Parcel of the Property measuring 11.4 ares (28.16 cents) of land Old Sy No 176/4 Re Sy No 38/1 in Vadakara Desom, Vatakara Amsom, Vadakara Village in Kozhikode District. **Item No 4:** All the part and of the property measuring 5.08 ares (12.55 cents) of Land in Old No 90/1B re Sy No 343/16 in Moyilothara Desom, Maruthonkara Amsom, Maruthonkara Village, Kavilumpara Sub Dist, Kozhikode Dist. **Item No 5:** EMT of 36.77 cents of land and building in RSy No 18/41 (Old Sy No 43/15A)Chorode Village, Vatagara taluk , Kozhikode District.
6.	Last Date for receipt of Tender Documents (Online/Offline)	**16/11/2026 till 12:00 PM**
7.	Address to submit tender document	Canara Bank ARM Branch, Opposite National Hospital, Foura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001
8.	Reserve Price of Property:	**Item No 1 :** Rs 83,00,000/- (Rupees Eighty Three Lakhs only) **Item No 2 :** Rs 1,17,00,000/- (Rupees One Crore Seventeen Lakh Only) **Item No 3 :** Rs 21,00,000/- (Rupees Twenty One Lakh Only) **Item No 4 :** Rs 3,60,000/- (Rupees Three Lakh Sixty Thousand Only) **Item No 5:**Rs 10,00,00,000/-(Ten Crore Rupees Only)

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9.	Earnest Money Deposit (EMD)	Item No 1 : Rs 8,30,000/- (Rupees Eight Lakh Thirty Thousand only) Item No 2 : Rs 11,70,000/- (Rupees Eleven Lakh Seventy Thousand Only) Item No 3 : Rs 2,10,000/- (Rupees Two Lakh Ten Thousand Only) Item No 4 : Rs 36,000/- (Rupees Thirty Six Thousand Only) Item No 5:Rs 1,00,00,000(One Crore Rupees Only) **on or before 16/11/2026 before 12:00 PM**
10.	The property can be inspected Date & Time	with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM
11.	Encumbrances if any	Not in the knowledge of the bank as on date
12.	Live Litigations if any	Not to the knowledge of bank as on date

13. 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:

a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at Sl.No 11 & 12. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 13 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

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 10.00 AM 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 digilocker 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 8291220220, Email:support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) as specified against each property above, being 10% of the respective 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 16/11/2026 before 12:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (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

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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.1,00,000/- (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 deposited 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.

j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

k. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank ARM Branch Kozhikode, IFSC Code CNRB0007594.

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenance charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

n. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is applicable, same shall be paid by the Successful buyer as per Government guidelines.

o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest except, if any, mentioned in above table at S No 11 & 12. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

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p. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on any working day between 10.00 AM and 5.00 PM.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorized Officer.

r. At any stage of the auction, the Authorized officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

s. For further details ARM Branch Kozhikode (Ph. No. 9188406941) may be contacted during office hours on any working day, e-mail id cb7594@canarabank.com OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, 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: Kozhikode
Date: 22/10/2026

Authorized Officer
Canara Bank

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