संदर्भ सं./ Ref:7909/SARMB/TVM/SN/LVS/DEC/1/26 दिनांक/Date: **05/11/2026**

TO

BORROWER/ GUARANTOR/MORTGAGOR

Borrower/Mortgagor **Shri Ajukumar** **48,1240, 1, Manikandavilasam,** **MLA Road, Aramada PO ,** **Trivandrum 695032**	**Borrower/Mortgagor** **Smt Mini Aju** **W/o Ajukumar** **48,1240, 1, Manikandavilasam,** **MLA Road, Aramada PO , Trivandrum 695032**
Borrower/Mortgagor **Shri Ajukumar** **Mangalsree Green Park, Villa Road Jagathy,** **Trivandrum 69501**	**Borrower/Mortgagor** **Smt Mini Aju** **Mangalsree Green Park, Villa Road Jagathy,** **Trivandrum 695014**

Dear Sir,

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.

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As you are aware, Canara Bank has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our, **Specialized Asset Recovery Management Branch Thiruvananthapuram** Branch of Canara Bank.The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale 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,

R.m.Dileepkumar

Authorised Officer
CANARA BANK

Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE

CANARA BANK SARM BRANCH THIRUVANANTHAPURAM

സ്പെഷ്യാലിസ് അസറ്റ് റിക്കവറി മാനേജ്മെന്റ് ബ്രാഞ്ച്, തിരുവനന്തപുരം
കാനറ ബാങ്ക് സർക്കിൾ ഓഫീസ്ബിൽഡിംഗ്
മൂന്നാം നില
ടിസി 26/173(1), എംജി റോഡ്, സ്പെൻസർ ജംഗ്ഷൻ, തിരുവനന്തപുരം
695001

विशेषीकृत आस्ति वसूली प्रबंधन शाखा
तिरुवनंतपुरम
तृतीय तल
केनरा बैंक अंचल कार्यालय बिल्डिंग
स्पेनसर जंक्शन, एम जी रोड
तिरुवनंतपुरम
695001

Specialized Asset Recovery Management Branch, Trivandrum
Third Floor Canara Bank Circle Office Building TC 26/173(1) MG Road, Spencer Junction , Trivandrum 695001

: 0471 2324797
: 9037756600
cb7909@canarabank.com
Web : www.canarabank.com

Confidential

CERSAI ID: 400014183833

(Auction Sale Notice for Immovable properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on **14/12/2026**, for recovery of **₹ 32,50,476.56 /-(INR Thirty Two Lakh Fifty Thousand Four Hundred And Seventy Six & Fifty Six PAISE)** as on **04.11.2026** plus further interest and costs due to the **Specialized Asset Recovery Management branch Thiruvananthapuram** of Canara Bank from **Shri Ajukumar and Smt Mini Aju** W/o Ajukumar both residing at 48,1240, 1, Manikandavilasam, MLA Road, Aramada PO , Trivandrum 695032 **.** The reserve price will be **₹ 28,50,000.00/- (INR Twenty Eight Lakh Fifty Thousand Only)** and the earnest money deposit will be **Rs 2,85,000/- (INR Two Lakh Eighty Five Thousand Only)**

1	Name and Address of the Secured Creditor	**Canara Bank , Specialized Asset Recovery Management branch Thiruvananthapuram**
2	Name and Address of the Borrower & Guarantor	**Shri Ajukumar** 48,1240, 1, Manikandavilasam, MLA Road, Aramada PO , Trivandrum 695032 **Also available at** Shri Ajukumar Mangalsree Green Park, Villa Road Jagathy, Trivandrum 695014 **Smt Mini Aju** W/o Ajukumar 48,1240, 1, Manikandavilasam, MLA Road, Aramada PO , Trivandrum 695032 **Also available at** **Smt Mini Aju** Mangalsree Green Park, Villa Road Jagathy, Trivandrum 695014
3	**Total liabilities as on 04.11.2026**	**₹ 32,50,476.56 /-(INR Thirty Two Lakh Fifty Thousand Four Hundred And Seventy Six & Fifty Six PAISE)** as on **04.11.2026** plus further

		interest along with suit expenses and other legal charges
4	a)Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	Online M/s PSB Alliance (BAANKNET) **14/12/2026** between **11.30 AM and 12.30 PM** (With unlimited extension of 5 minutes duration each till sale is concluded) Online portal **https://baanknet.com/**
5	Details of Property/ies	All that part and parcel of 01.91 ares of land and residential building with Re Sy No 16 bearing Block No 78 and Thandapper No 21893 at Thirumala Village Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of Mr Ajukumar and Mrs Mini Aju Boundaries North: Property of Simon East: Property of Raveendran South: Private Pathway West: Property of Joy
6	Reserve Price	**₹ 28,50,000.00/- (INR Twenty Eight Lakh Fifty Thousand Only)**
7	Earnest Money Deposit	**Rs 2,85,000/- (INR Two Lakh Eighty Five Thousand Only)**
8	The property can be inspected Date & Time	On or before **11.12.2026** between 10.00 AM 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 of the Authorized Officer , on or before **11.12.2026 between 10.00 am to 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 2,85,000/- (INR Two Lakh Eighty Five Thousand Only)** being 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 **11.12.2026, 5.00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 25,000/-** (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 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.25,000/-** (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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j. 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, **Specialized Asset Recovery Management branch Thiruvananthapuram**, IFSC: **CNRB0007909**.

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

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

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their

own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The eAuction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. 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 or before **11.12.2026 from 10.00 A.M. to 5.00 P.M.**

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact Chief Manager, Canara Bank, **Specialized Asset Recovery Management branch Thiruvananthapuram** (Ph. No . 0471 2324797, 9037756600) e-mail id cb7909@canarabank.com, may be contacted during office hours on any working day or the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.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.

R.m. Dileepkumar

Authorised Officer
Canara Bank

Place: Trivandrum
Date: 05.11.2026

Authorised Officer
CANARA BANK