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 **Koothattukulam Branch** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **19-12-2026**, for recovery of **Rs 2811927.62 (Twenty eight lakhs eleven thousand nine hundred twenty seven Rupees and sixty two e paise only)** as on **31/03/2026** plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon due to the Secured Creditor from **(1) M/s Elegant Fabs, Peedikaparambil, VII/423, Thirumarady P O,Thirumarady, Koothattukulam, Pincode-686662 (2) Mr. Shiju P K and (3) Ms. Dhanuja, both residing at Peedikaparambil House, Kozhippilly, Palakuzha, Koothattukulam, Pincode 686662**

PROPERTY 1

The reserve price will be **Rs. 2495000 (Rupees Twenty four lakhs ninety five thousand Only)** and the earnest money deposit will be **Rs. 249500 (Rupees Two lakhs fourty nine thousand five hundred Only).**

PROPERTY 2

The reserve price will be **Rs. 939000 (Rupees Nine lakhs thirty nine thousand Only)** and the earnest money deposit will be **Rs. 93900 (Rupees Ninety three thousand nine hundred Only).**

1	Name and Address of the Secured Creditor	**Canara Bank Koothattukulam Branch, Padson Chambers, M C Road, Near IOC Pump, Koothattukulam S.O Koothattukulam 686662**, Ph: **0485 2275160**, Email: **cb2682@canarabank.com**
2	Name and Address of the Borrower & Guarantor	**(1) M/s Elegant Fabs, Peedikaparambil, VII/423, Thirumarady P O,Thirumarady, Koothattukulam, Pincode-686662 (2) Mr. Shiju P K and (3) Ms. Dhanuja, both residing at Peedikaparambil House, Kozhippilly, Palakuzha, Koothattukulam, Pincode 686662**
3	Total liabilities	**Rs 2811927.62 (Twenty eight lakhs eleven thousand nine hundred twenty seven Rupees and sixty two e paise only)** as on **31/03/2026** plus unapplied interest (if any) and further interest 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) **19-12-2026 from 11.00 AM to 02.00 PM** Online

Confidential

Recovery and Legal Section, Regional Office Ernakulam
3rd floor, M G Road Metro Station Complex, M G Road, Ernakulam - 682035
Ph No. 04844044308, Email: roekmrec@canarabank.com

5	Details of Property/ies	PROPERTY1 All that part and parcel of the property having an extent of 3.30 Ares in Survey Number 132/2 of Thirumarady Village, Muvattupuzha Taluk, Ernakulam District. Boundaries as per title deed: North: Panchayath Road East: Property of Ramakrishnan, Vadakkekara South: Property of Ramakrishnan, Vadakkekara West: Kuttamthadathil Purayidom **CERSAI ID:** 400084180323 TITLE HOLDER:MR SHIJU P K PROPERTY 2 All that part and parcel of property to an extent of 1.62 Ares of in Survey Number 140/7-3 and 3.64 Ares in Survey Number 140/6-3-2 of Thirumarady Village, Muvattupuzha Taluk, Ernakulam District. Boundaries as per title deed: North: Property of Thankamani East: Property of Thankamani South: Property of Shiju West: Panchayath Road CERSAI ID: 400027290353 TITLE HOLDER : SHIJU P K
6	Reserve Price	**PROPERTY1** **Rs. 2495000 (Rupees Twenty four lakhs ninety five thousand Only)** **PROPERTY2** **Rs. 939000 (Rupees Nine lakhs thirty nine thousand Only)**
7	Earnest Money Deposit	**PROPERTY1** **Rs. 249500 (Rupees Two lakhs fourty nine thousand five hundred Only).** **PROPERTY2** **Rs. 93900 (Rupees Ninety three thousand nine 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

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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.**

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f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 25,000.00** (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. 25,000.00** (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 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, **Koothattukulam Branch**, IFSC Code: **CNRB0002682**.

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), 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.

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submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site till **17-12-026** from 3 P.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 Authorised Officer, Canara Bank Regional Office, Ernakulam (Mobile: 8281990082) may be contacted during office hours on any working day. 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)."

Place: Ernakulam
Date: 19-11-2026

Authorised Officer
Canara Bank

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Place: Ernakulam
Date: 19-11-2026

Authorised Officer
Canara Bank

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 **Koothattukulam Branch** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **19-12-2026**, for recovery of **Rs 2811927.62 (Twenty eight lakhs eleven thousand nine hundred twenty seven Rupees and sixty two e paise only)** as on **31/03/2026** plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon due to the Secured Creditor from **(1) M/s Elegant Fabs, Peedikaparambil, VII/423, Thirumarady P O,Thirumarady, Koothattukulam, Pincode-686662 (2) Mr. Shiju P K and (3) Ms. Dhanuja, both residing at Peedikaparambil House, Kozhippilly, Palakuzha, Koothattukulam, Pincode 686662**

PROPERTY 1

The reserve price will be **Rs. 2495000 (Rupees Twenty four lakhs ninety five thousand Only)** and the earnest money deposit will be **Rs. 249500 (Rupees Two lakhs fourty nine thousand five hundred Only).**

PROPERTY 2

The reserve price will be **Rs. 939000 (Rupees Nine lakhs thirty nine thousand Only)** and the earnest money deposit will be **Rs. 93900 (Rupees Ninety three thousand nine hundred Only).**

1	Name and Address of the Secured Creditor	**Canara Bank Koothattukulam Branch, Padson Chambers, M C Road, Near IOC Pump, Koothattukulam S.O Koothattukulam 686662**, Ph: **0485 2275160**, Email: **cb2682@canarabank.com**
2	Name and Address of the Borrower & Guarantor	**(1) M/s Elegant Fabs, Peedikaparambil, VII/423, Thirumarady P O,Thirumarady, Koothattukulam, Pincode-686662 (2) Mr. Shiju P K and (3) Ms. Dhanuja, both residing at Peedikaparambil House, Kozhippilly, Palakuzha, Koothattukulam, Pincode 686662**
3	Total liabilities	**Rs 2811927.62 (Twenty eight lakhs eleven thousand nine hundred twenty seven Rupees and sixty two e paise only)** as on **31/03/2026** plus unapplied interest (if any) and further interest 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) **19-12-2026 from 11.00 AM to 02.00 PM** Online

Confidential

Recovery and Legal Section, Regional Office Ernakulam
3rd floor, M G Road Metro Station Complex, M G Road, Ernakulam - 682035
Ph No. 04844044308, Email: roekmrec@canarabank.com

5	Details of Property/ies	PROPERTY1 All that part and parcel of the property having an extent of 3.30 Ares in Survey Number 132/2 of Thirumarady Village, Muvattupuzha Taluk, Ernakulam District. Boundaries as per title deed: North: Panchayath Road East: Property of Ramakrishnan, Vadakkekara South: Property of Ramakrishnan, Vadakkekara West: Kuttamthadathil Purayidom **CERSAI ID:** 400084180323 TITLE HOLDER:MR SHIJU P K PROPERTY 2 All that part and parcel of property to an extent of 1.62 Ares of in Survey Number 140/7-3 and 3.64 Ares in Survey Number 140/6-3-2 of Thirumarady Village, Muvattupuzha Taluk, Ernakulam District. Boundaries as per title deed: North: Property of Thankamani East: Property of Thankamani South: Property of Shiju West: Panchayath Road CERSAI ID: 400027290353 TITLE HOLDER : SHIJU P K
6	Reserve Price	**PROPERTY1** **Rs. 2495000 (Rupees Twenty four lakhs ninety five thousand Only)** **PROPERTY2** **Rs. 939000 (Rupees Nine lakhs thirty nine thousand Only)**
7	Earnest Money Deposit	**PROPERTY1** **Rs. 249500 (Rupees Two lakhs fourty nine thousand five hundred Only).** **PROPERTY2** **Rs. 93900 (Rupees Ninety three thousand nine 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

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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.**

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f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 25,000.00** (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. 25,000.00** (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 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, **Koothattukulam Branch**, IFSC Code: **CNRB0002682**.

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), 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

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submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site till **17-12-026** from 3 P.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.

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