

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** 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" basis on 18/09/2026, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of ₹35,35,50,871.38/- (Rupees Thirty Five Crore Thirty Five Lakh Fifty Thousand Eight Hundred Seventy One and Paise Thirty Eight only) as on 18.07.2026 plus further interest thereon along with and other charges due to the Asset Recovery Management Branch, Ernakulam of Canara Bank from M/s Kollappallil Hyper Market Private Limited represented by its Directors and Sri. Manikuttan Pillai G. & Smt. Anju Manikuttan as guarantors.

The Reserve Price: Rs.64,50,000.00 (Rupees Sixty Four Lakh Fifty Thousand Only)

(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

The Earnest Money Deposit: Rs. 6,45,000.00 (Rupees Six Lakhs Forty Five Thousand Only)

Last Date for deposit of Earnest Money Deposit: On or before 17/09/2026 upto 05.00 PM

Details of Property:

(Property in the name of Sri. Manikuttan Pillai G. covered by Document No. 1331/2017)

All part and parcel of immovable property consisting of 14.12 Ares (34.88 Cents) of land in Re Sy No 3/12-2, 3/13-B of Block No 13 in Cheppad Village and building along with all other improvements thereon, Karthikapalli Taluk, Cheppad SRO, Alappuzha District.

Boundaries as per Location Sketch:

North : Property of Shamirsha and Ramachandran

South : Property of Manikuttan Pillai and Rugmini

East : Road and Property of Ramachandran Pillai and Rethnakumari

West : Property of Manikuttan Pillai, Parappallil Vadakkathil

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date : 21.08.2026
Place : Ernakulam

AUTHORISED OFFICER
CANARA BANK

ASSET RECOVERY MANAGEMENT BRANCH ERNAKULAM

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016 (Ph.No.0484 - 2353072 / 2353071)
2. Name and Address of the Borrowers and Guarantors :
 1. M/s Kollappallil Hyper Market Pvt Ltd represented by its Directors
Regd. Office: CP-12/201,
Kollappallil House, Ayikkad,
Cheppad P.O., Alappuzha, Kerala 690507
 2. Sri. Manikutten Pillai G.
CP-12/201, Kollappallil House,
Ayikkad, Cheppad P.O.,
Alappuzha, Kerala 690507
 3. Smt. Anju Manikutten
CP-12/201, Kollappallil House,
Ayikkad, Cheppad P.O.,
Alappuzha, Kerala 690507
1. Total liabilities as on 18.07.2026 : ₹35,35,50,871.38/- (Rupees Thirty Five Crore Thirty Five Lakh Fifty Thousand Eight Hundred Seventy One and Paise Thirty Eight only) with further interest and other incidental charges thereto incurred by the Bank
2. (a) Mode of Auction : Online Auction (E-Auction)
 (b) Details of Auction service provider : M/s PSB Alliance (BAANKNET)
 Help Desk Number : 8291220220
support.BAANKNET@psballiance.com
 (c) Date & Time of Auction : 18/09/2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
 (d) Portal of E-Auction : <https://baanknet.com>
3. Reserve Price : Rs.64,50,000.00 (Rupees Sixty Four Lakh Fifty Thousand Only)
(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

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OTHER TERMS AND CONDITIONS

- a. The property will be sold in “as is where is, as is what is and whatever there is” basis including encumbrances, if any.
- b. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **10/09/2026** between 11:00 A.M. & 4:00 P.M.
- d. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e. Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (BAANKNET)**, Help Desk Number : **8291220220**, Email id: support.BAANKNET@psballiance.com
- f. The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s PSB Alliance (BAANKNET)**, Help Desk Number : **8291220220**, Email id: support.BAANKNET@psballiance.com
- g. EMD amount of 10% of the Reserve Price is to be deposited 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 **well before 17/09/2026 upto 04.00 PM**
- h. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17/09/2026, 05:00 PM**, to Canara Bank, Asset Recovery Management Branch, Ernakulam by hand or by email.
 - i. Details of payment in e-wallet & Bidder's A/c details.
 - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii. Bidders Name. Contact No. Address, E Mail Id.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000/-** for each items of properties. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor which shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, ARM Branch Ernakulam, 209272434 IFSCcode: CNRB0002875**. If the successful bidder fails to pay the sale price, 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.

