

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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) & 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 **Kolenchery Branch** (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28-09-2026** for recovery of **Rs. 1,24,84,351.16 (One Crore Twenty Four Lakh Eighty Four Thousand Three Hundred Fifty One Rupees and Sixteen Paise Only)** as on **07.04.2026** plus unapplied interest, further interest, costs, expenses, legal charges and other charges thereon due to the Secured Creditor from **(1) Mr. Manojan C A alias Manoj C A, Chalakkattukudy House, Kunnnackal P O, Valakam, Kolenchery, Muvattupuzha, Ernakulam, 682316, and (2) Mrs. Sunimoal C S, W/o Manoj C A, Chalakkattukudy, Kunnackal, Valakam, Muvattupuzha, Ernakulam, 682316,**

The reserve price will be **Rs. 2185000 (Rupees Twenty one lakhs eighty five thousand only)** and the earnest money deposit will be **Rs. 218500 (Rupees Two lakhs eighteen thousand five hundred only).**

1	Name and Address of the Secured Creditor	Canara Bank Kolencherry Branch, GROUND FLOOR, LIVING TOWER BUILDING, KOCHI-MADURAI HIGHWAY, , Kolenchery S.O Kolencherry 682311, Ph: 0484 2765500, Email: cb3444@canarabank.com
2	Name and Address of the Borrower & Guarantor	(1) Mr. Manojan C A alias Manoj C A, Chalakkattukudy House, Kunnnackal P O, Valakam, Kolenchery, Muvattupuzha, Ernakulam, 682316, and (2) Mrs. Sunimoal C S, W/o Manoj C A, Chalakkattukudy, Kunnackal, Valakam, Muvattupuzha, Ernakulam, 682316
3	Total liabilities	Rs. 1,24,84,351.16 (One Crore Twenty Four Lakh Eighty Four Thousand Three Hundred Fifty One Rupees and Sixteen Paise Only) as on 07.04.2026 plus unapplied interest, further interest, costs, expenses, legal charges and other charges 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) 28-09-2026 from 11.00 AM to 02.00 PM Online
5	Details of Property/ies	All that part and parcel of the property having an extent of 04.86 Ares of land along with residential building in Sy. No. 354/9 of Valakom Village, Muvattupuzha Taluk, Ernakulam District. Boundaries as per deed:

- g. The incremental amount/price during the time of each extension shall be **Rs. 25000** (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, **Kolenchery**, IFSC Code: **CNRB0003444**.
- 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 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 **25-08-2026** 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.cbkray@procure247.com).

Reshma

Place: Ernakulam
Date: 01/09/2026

Authorised Officer
Canara Bank