

REGIONAL OFFICE, KOLLAM

REF:RO: KLM:5836: ROYAL BAZAR:2026-27/1

Date: 01-08-2026

To
BORROWER/ GUARANTOR/MORTGAGOR

1. M/s ROYAL BAZAR LICENSE NO. A5 291 KOTTATHALA PO KOTTARAKKARA PIN 691507	2. BHAVYA S R (Proprietor) SREEBHAVAN KOTTATHALA PO KOTTARAKKARA KOLLAM 691518
3. REMANI D (Guarantor) W/O SARNGEDHARAN SKYLARK KADAKKODU PO KAREEPRA Kottarakkara 691505	4. HARIKUMAR M S (Guarantor) S/O SREEDHARAN SREE BHAVAN KOTTATHALA P O KOTTARAKKARA KOLLAM 691518

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.

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, **MYLOM 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,

Authorised Officer Canara Bank

ENCLOSURE – SALE NOTICE

റീക്കവറിലിഗൽ&ഫ്രോഡ്
 പ്രിവൻഷൻവിഭാഗം
 റീജിയണൽഓഫീസ്കൊല്ലം
 ഒന്നാംനില, റ്റാഗ്സെന്റർ
 രാമങ്കുലംഗര,
 തിരുമുല്ലാവാരംപിഒ
 കൊല്ലം- 691012

वसूलीविधिवधोखाधड़ीकी
 रोकथामअनुभाग
 क्षेत्रीयकार्यालयकोल्लम
 प्रथमतल, टैगसेंटर
 रामकुलंगरा,तिरुमुल्लावारमपीओ
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Recovery Legal & Fraud
 Prevention Section
 Regional Office Kollam
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Ph: 0474-2791424
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 Web : www.canarabank.com

Confidential

CERSAI ID: 400022324643, 400050949087

REGIONAL OFFICE, KOLLAM
(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 **10-09-2026**, for recovery of **₹ 42,32,635.98 (Rupees Forty Two Lakhs Thirty Two Thousand Six Hundred and Thirty Five and Ninety Eight Paise Only)** as on 01.08.2026 plus further interest and costs from 02.08.2026 due to the **MYLOM Branch** of Canara Bank from **1. M/s ROYAL BAZAR, 2. BHAVYA S R (Proprietor) 3. REMANI D (Guarantor) 4. HARIKUMAR M S (Guarantor)**. The reserve price will be **₹ 32,09,000.00 (Rupees Thirty-Two Lakhs Nine Thousand Only)** and the earnest money deposit will be **₹ 3,21,000.00 (Rupees Three Lakh Twenty-One Thousand Only)** for property 1 & Reserve price will be **₹ 16,22,000.00 (Rupees Sixteen Lakhs Twenty-Two Thousand Only)** and the earnest money deposit will be **₹ 1,63,000.00 (Rupees One Lakh Sixty-Three Thousand Only)** for property 2.

1	Name and Address of the Secured Creditor	Canara Bank, MYLOM Branch	
2	Name and Address of the Borrower & Guarantor	M/s ROYAL BAZAR LICENSE NO. A5 291 KOTTATHALA PO KOTTARAKKARA PIN 691507	BHAVYA S R (Proprietor) SREEBHAVAN KOTTATHALA PO KOTTARAKKARA KOLLAM 691518
		REMANI D (Guarantor) W/O SARNGEDHARAN SKYLARK KADAKKODU PO KAREEPRA Kottarakkara 691505	HARIKUMAR M S (Guarantor) S/O SREEDHARAN SREE BHAVAN KOTTATHALA P O KOTTARAKKARA KOLLAM 691518
3	Total liabilities as on date	₹42,32,635.98 (Rupees Forty-Two Lakhs Thirty-Two Thousand Six Hundred and Thirty-Five and Ninety-Eight Paise Only) as on 01.08.2026 plus further interest and costs from 02.08.2026 along with suit expenses and other legal charges.	
4	a) Mode of Auction	Online	

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 റീജിയണൽ ഓഫീസ് കോല്ലം
 ഒന്നാം നില, റ്റാഗ് സെന്റർ
 രാമൻകുളംഗരം,
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റിക്വറിമെന്റുകൾ പ്രകാരം
പ്രവർത്തിക്കുന്നതും
റീജിയണൽ ഓഫീസ് കൊല്ലം
ഒന്നാണിത്, റ്റാഗ് സെന്റർ
രാമൻകുളംഗര,
തിരുമല്ലാവാരംപിള്ള
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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 **09-09-2026 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 **Property 1: ₹ 3,21,000.00 (Rupees Three Lakh Twenty-One Thousand Only) & Property 2: ₹ 1,63,000.00 (Rupees One Lakh Sixty-Three 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 **09-09-2026, 5.00 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 10,000/-** (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.10,000/-** (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, **MYLOM Branch, IFSC: CNRB0005836**.
- 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 **09-09-2026 from 10.00A.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/Senior Manager, Canara Bank, **MYLOM Branch** (Ph. No. 0474 2661400, 8301897023) e-mail id cb5836@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.ebkay@procure247.com)."

