

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) and 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 physical possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 14/10/2026 for recovery of Rs. 5,91,66,732.20/- (Five Crore Ninety-One Lakh Sixty-Six Thousand Seven Hundred and Thirty-Two Rupees and Twenty Paise Only) as on 21.07.2026 and further interest and other expenses due to the Canara Bank, from the Borrowers/ co-borrowers: 1). M/s Rockey Enclave Prop Surendran C K, PP Road, Bypass Junction Chorode P O, Vadakara, Kozhikode - 673106 2). Surendran C K S/o Achuthan, Cheruvoth House Chorode P O Vadakara-673106 3) Smt Beena Surendran W/o Surendran C K, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) 4). Smt. Leena, Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 (Guarantor) 5). Smt. Sathi Kunhiraman, Deceased rep by Legal Heirs a) Smt. Beena Surendran Gokul, Near Muthappan Bus Stop, Naluithara P O Mahe Puducheri-673310 b) Smt Leena, Gokul, Near Muthappan Temple Bus stand, Naluithara P O Mahe Pudusseri-673310. The reserve prices of the properties are as given below and the earnest money deposit will be 10% of respective reserve prices.

Reserve Price & EMD of Properties:

Property	Reserve price	EMD
Item 1	Rs 83,00,000/- (Rupees Eighty Three Lakhs only)	Rs 8,30,000/- (Rupees Eight Lakh Thirty Thousand only)
Item 2	Rs 70,00,000/- (Rupees Seventy Lakh Only)	Rs 7,00,000/- (Rupees Seven Lakh Only)
Item 3	Rs 1,17,00,000/- (Rupees One Crore Seventeen Lakh Only)	Rs 11,70,000/- (Rupees Eleven Lakh Seventy Thousand Only)
Item 4	Rs 21,00,000/- (Rupees Twenty One Lakh Only)	Rs 2,10,000/- (Rupees Two Lakh Ten Thousand Only)
Item 5	Rs 3,60,000/- (Rupees Three Lakh Sixty Thousand Only)	Rs 36,000/- (Rupees Thirty Six Thousand Only)
Item 6	Rs 10,00,00,000 (Rupees Ten crore Only)	Rs 1,00,00,000 (One Crore Rupees Only)

Details and full description of the immovable properties

Item No 1. All the part and parcel of the property measuring 4.04 ares (9.9788 cents) of Land and Building in Old Sy No 82/5, Re Sy No 230/21 in Vadakara Desom, Vadakara Amsom, Vadakara Village, Vadakara in Kozhikode District. Owned by Sri Surendran C K.

Item No 2. EMT of the property. All that part and parcel of the property measuring Plot in 2.42 ares (5.98 Cents) of in Old Sy No 193/2 A, Re Sy No 38/2 plot in Chevayur Village, Kozhikode Sub District and Kozhikode District.

3.	Total liabilities as on date	Rs. 5,91,66,732.20/- (Five Crore Ninety-One Lakh Sixty-Six Thousand Seven Hundred and Thirty-Two Rupees and Twenty Paise Only) as on 21.07.2026
4.	(a) Mode of Auction	Online
	(b) Details of Auction Service Provider	M/s PSB Alliance (BAANKNET) Helpdesk No.: 8291220220 E mail support.BAANKNET@psballiance.com Website: https://baanknet.com/
	(c) Date & Time of e-auction :	14/10/2026 between 12:00 PM and 01:00 PM (With unlimited extension of 5 minutes duration each till sale is concluded)
	(d) Place of auction	Online through website https://baanknet.com/
5.	Details of Property/ies	Item No 1: All the part and parcel of the property measuring 4.04 ares (9.9788 cents) of Land and Building in Old Sy No 82/5, Re Sy No 230/21 in Vadakara Desom, Vadakara Amsom, Vadakara Village, Vadakara in Kozhikode District. Owned by Sri Surendran C K. Item No 2: EMT of the property. All that part and parcel of the property measuring Plot in 2.42 ares (5.98 Cents) of in Old Sy No 193/2 A, Re Sy No 38/2 plot in Chevayur Village, Kozhikode Sub District and Kozhikode District. Item No 3: EMT of the property measuring 14.90 ares (36.80 cents) of Land and Residential Building in Old Sy No 10/8, Re Sy No 5/14 in Nelliayankara Desom, Chorode Amsom, Chorode Village, Vadakara Sub District Kozhikode District. Owned by Sri Surendran C K. Item No 4: All the Part and Parcel of the Property measuring 11.4 ares (28.16 cents) of land Old Sy No 176/4 Re Sy No 38/1 in Vadakara Desom, Vatakara Amsom, Vadakara Village in Kozhikode District. Item No 5: All the part and of the property measuring 5.08 ares (12.55 cents) of Land in Old No 90/1B re Sy No 343/16 in Moyilothara Desom, Maruthonkara Amsom, Maruthonkara Village, Kavilumpara Sub Dist, Kozhikode Dist. Item No 6: EMT of 36.77 cents of land and building in RSy No. 18/41 (Old Sy No 43/15A)Chorode Village, Vatagara taluk , Kozhikode District.
6.	Last Date for receipt of Tender Documents (Online/Offline)	14/10/2026 till 12:00 PM
7.	Address to submit tender document	Canara Bank ARM Branch, Opposite National Hospital, Faura Building, Near Ruchi Bhavan, Mavoor Road, Kozhikode, 673001

- e. The intending bidders shall deposit Earnest Money Deposit (EMD) as specified against each property above, being 10% of the respective 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 14/10/2026 before 12:00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (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.1,00,000/- (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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- k. 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 ARM Branch Kozhikode, IFSC Code CNRB0007594.
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenance charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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