



EGMORE II BRANCH

No.16, Police Commissioner Office Road, P.B.No.516, Egmore, Chennai- 600 008
Ph.: 9444396483 E mail- cb16014@canarabank.com

Ref: RO CHN N/ REC SEC/SN 27.11.2023/ MS /124/2023-24

Date : 30/10/2023

TO

1) Mr ASHISH JAIN S
S O SUGANCHAND
A302 ADINATH ASHIRWAD APARTMENT
34 GNT ROAD PONNIAMMANMEDU
CHENNAI-600110

2) Mr SUGANCHAND I
A302 ADINATH ASHIRWAD APARTMENT
34 GNT ROAD PONNIAMMANMEDU
CHENNAI-600110

3) ASHA SANKHLA
W O SUGAN CHAND
A302 ADINATH ASHIRWAD APARTMENT
34 GNT ROAD PONNIAMMANMEDU
CHENNAI-600110

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, the Authorized Officer, Canara Bank, had 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 Egmore-II Branch of Canara Bank. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction 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**

SALE NOTICE

Ref: RO CHN N/ REC SEC/SN 27.11.2023/ MS /124/2023-24

Date : 30/10/2023

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 provision 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 that the below described immovable property mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Egmore II Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27/11/2023** (Time 11.30 a.m. to 12.30 p.m.) for recovery of **Rs 69,99,996/- (Rupees Sixty Nine Lakhs Ninety Nine Thousand Nine Hundred Ninety Six rupees only)** due as on 30/09/2023 to our Egmore II Branch of Canara Bank from

- 1) **Mr ASHISH JAIN S, S O SUGANCHAND , A302 ADINATH ASHIRWAD APARTMENT , 34 GNT ROAD PONNIAMMANMEDU , CHENNAI-600110**
- 2) **Mr SUGANCHAND I, A302 ADINATH ASHIRWAD APARTMENT , 34 GNT ROAD PONNIAMMANMEDU , CHENNAI-600110**
- 3) **Mrs ASHA SANKHLA, W O SUGAN CHAND, A302 ADINATH ASHIRWAD APARTMENT, 34 GNT ROAD PONNIAMMANMEDU , CHENNAI-600110**

Details of Property:

Property No.1: 435 Sqft undivided share in the land measuring about 78,768 sqft (7317.8 sq.mts) comprised in survey Nos. 1205/2 & 1206/1A2, New S No 33/2, situated at Madhavaram village, Madhavaram Taluk, Thiruvalluvar district together with proposed superstructure viz., flat in the complex known as "ADINATH ASHIRWAD" Viz., Apartment No.302 in "A" block in the third floor with a built up area of 1515 sq.ft situated within the sub registration district of Madhavaram and registration district of Chennai North owned by Ashish Jain & Asha Sankhla and Bounded:

On the North : Existing GNT Road

On the South : Lands in S.no 33/4

On the East : Lands in S.no 33/1, S.no 22 and S.no 33/4

On the West : S.no 26, S.no 29 & Lands in ward D/80

Situated within the sub registration district of Madhavaram and registration district of Chennai North

सिंडिकेट Syndicate

The reserve price will be **Rs 67,50,000/-** (Rupees Sixty Seven lakhs Fifty Thousand only) and the earnest money deposit will be **Rs 6,75,000/-** (Rupees Six lakhs Seventy Five thousand only). The Earnest Money Deposit shall be deposited on or before **24/11/2023** till 4.00 p.m.

Date: 30/10/2023
Place: Chennai

**AUTHORISED OFFICER
CANARA BANK**

EGMORE II BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30/10/2023

1. Name and Address of the Secured Creditor:

**Canara Bank,
Egmore II Branch
No.16, Police Commissioner Office Road,
P.B.No.516, Egmore, Chennai- 600 008**

2. Name and Address of the Borrower:

**1) Mr ASHISH JAIN S
S O SUGANCHAND
A302 ADINATH ASHIRWAD APARTMENT
34 GNT ROAD PONNIAMMANMEDU
CHENNAI-600110**

**2) Mr SUGANCHAND I
A302 ADINATH ASHIRWAD APARTMENT
34 GNT ROAD PONNIAMMANMEDU
CHENNAI-600110**

**3) ASHA SANKHLA
W O SUGAN CHAND
A302 ADINATH ASHIRWAD APARTMENT
34 GNT ROAD PONNIAMMANMEDU
CHENNAI-600110**

3. Total liabilities as on **30/09/2023** : **Rs 69,99,996/- (Rupees Sixty Nine Lakhs Ninety Nine Thousand Nine Hundred Ninety Six rupees only)** with further interest and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)

(b) Details of Auction service provider : **CanBank Computer Services Limited.**

(c) Date & Time of Auction : **27/11/2023** (Tim 11.30 a.m. to 12.30 p.m.)

(d) Portal of E-Auction : **CCSL.CO.IN**

5. Reserve Price : **Rs 67,50,000/- (Rupees Sixty Seven lakhs Fifty Thousand only)**

OTHER TERMS AND CONDITIONS

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **CCSL.CO.IN** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorised Officer, on 17/11/2023 between 11.00 a.m. to 5.00 p.m.

c) 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.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Egmore II Branch OR shall be deposited through NEFT to credit of account of Canara Bank, Egmore II Branch, **A/c No 209272434 IFSC Code: CNRB0016014** on or before 24/11/2023 till 4.00 pm.

e) Intending bidders 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. Canbank Computer Services Limited, No.218, JP Royale,1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144.E Mail ID: eauction@ccsl.co.in.**

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24/11/2023 till 5.00 p.m., to Canara Bank, Egmore II Branch, by hand or by email.

- i) Demand Draft/Pay order towards EMD amount. If paid through NEFT, acknowledgement receipt thereof with UTR No.
- 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.
- iv) Bidder's A/c details for online refund of EMD

g) The intending bidders should register their names at portal CCSSL.CO.IN 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. Canbank Computer Services Limited, No.218, JP Royale,1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144.E Mail ID: eauction@ccsl.co.in**

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- The bidder who submits the highest bid (above 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.

j) 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. 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.

k) **For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**

- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Egmore II Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, Egmore II Branch, Chief Manager (Ph. :9444396483), e-mail- cb16014@canarabank.com or the service provider **M/s. Canbank Computer Services Limited, No.218, JP Royale, 1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144.E Mail ID: eauction@ccsl.co.in.**

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Chennai
Date: 30/10/2023

**AUTHORISED OFFICER
CANARA BANK**

FOR AUCTION PROPERTY ENQUIRY CONTACT
Recovery & Legal Section,
Chennai North Regional Office
Ph : 9363630436