

Ref : RO CHN N/ REC SEC/SN 11.12.2023/ MS /122/2023-24

Date : 03/11/2023

To

M/s Haima Projects Private Limited (Private Limited Company)
CIN: U28931TN2014PTC095247, PAN: AADCH3691L
New No 62A, Old No 11A,
1st Floor Sriman Srinivasan Cross Street,
Alwarpet Chennai TN 600018

Also at,

M/s Haima Projects Private Limited (Private Limited Company)
CIN: U28931TN2014PTC095247, PAN: AADCH3691L
20,21, ASHOK NAGAR, KARUMANDAPAM,
Tiruchirappalli, Tamil Nadu, 620001

Sri Mohan R (Director DIN: 06774346 and Guarantor and Mortgagor)
No 1/161A, North Street, Sorathur, Trichy -621002

Also at,

Sri Mohan R (Director DIN: 06774346 and Guarantor and Mortgagor)
No 4/1, 2nd Floor, Abhirampuram 1st Street, Chennai-600018

Sri Nithya T(Director DIN: 06774404 and Guarantor)
No 4/1, 2nd Floor, Abhirampuram 1st Street, Chennai-600018

Also at,

Sri Nithya T(Director DIN: 06774404 and Guarantor)
No 1/161A, North Street, Sorathur, Trichy -621002

Sir / Madam,

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, Chennai Park Town[00976], had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us. The undersigned proposes to sell the assets (through e-auction) more fully described in the 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

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 **Chennai Park Town[00976]** of the Canara Bank, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on **11/12/2023**, (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 **Rs.1,59,45,696.00/-** due as on 30/09/2023 to the Chennai Park Town[00976] of Canara Bank from **M/s Haima Projects Private Limited (Private Limited Company), Mr. Mohan R (Director DIN: 06774346 and Guarantor and Mortgagor) and Sri Nithya T(Director DIN: 06774404 and Guarantor).**

The Reserve Price will be:

Rs.1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only)

The Earnest Money Deposit will be:

Rs.14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **08/12/2023** by 5.00 PM.

Details of Property:

(Property in the name of Mr.R Mohan)

All that piece and parcel of land situated at bearing Plot Nos.20 ad 21, Ashok Nagar, Pirattiyur, Trichirappalli Within the Limit of Pirattiyur East Village, Tiruchirappalli Corporation, Comprised in Survey No.152/1 Present New Ward AL, New Block 8, New T.S.No.79 totally measuring 5190 sq.ft situated at Pirattiyur East Village, Tiruchirappalli West Taluk, Tiruchirappalli District, the House site bearing Plot Nos.20 & 21 situates within following four boundaries:-

Plot No.20:-

North by Plot No.19,

South by Plot No.21,

East by Plot Nos.8 Part and 9Part,

West by 25 feet wide Road,

Measuring on the East West on the Northern side 60 ft, on the Southern side 60 feet, North South on the Eastern side 40 feet, Western side 40 feet totaling an extent of 2400 Sq.ft.,

Plot No.21-

North by Plot No.20,

South by 25 feet wide Road,

East by Plot No.8,

West by 25 feet wide Road,

Measuring on the East West on the Northern side 60 ft, on Southern side 60 feet, North South on the Eastern side 40 feet, Western side 53 feet totaling an extent of 2790 Sq.ft.

Thus Plot Nos.20 & 21 totalling an extent of 5190 Sq.ft = 482.16 Sq.m land with building and with all easementary rights including thereon.

The Property situated within the limits of Tiruchirappalli Joint I and II sub Registration District and
Tiruchirappalli Registration District. UDR S.F.No.19/1.

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 Chennai Park Town Branch, No.34, ESHI Towers, Thiruvengadam Street, Periamet, Chennai – 600 003, Ph:044 25362419 , 044 25380111 E Mail: cb0976@canarabank.com during office hours on any working day.

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

Date : 03/11/2023
Place : Chennai

**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03/11/2023

- 1. Name and Address of the Secured Creditor** : Chennai Park Town Branch
No.34, ESHI Towers, Thiruvengadam Street,
Periamet, Chennai – 600 003
Ph:044 25362419 , 044 25380111 E Mail:
cb0976@canarabank.com
- 2. Name and Address of the Borrowers and Guarantors** : M/s Haima Projects Private Limited (Private
Limited Company)
CIN: U28931TN2014PTC095247, PAN:
AADCH3691L
New No 62A, Old No 11A,
1st Floor Sriman Srinivasan Cross Street,
Alwarpet Chennai TN 600018
- Also at,
- M/s Haima Projects Private Limited (Private
Limited Company)
CIN: U28931TN2014PTC095247, PAN:
AADCH3691L
20,21, ASHOK NAGAR, KARUMANDAPAM,
Tiruchirappalli,Tamil Nadu, 620001
- Sri Mohan R (Director DIN: 06774346 and
Guarantor and Mortgagor)
No 1/161A, North Street, Sorathur, Trichy -
621002
- Also at,
- Sri Mohan R (Director DIN: 06774346 and
Guarantor and Mortgagor)
No 4/1, 2nd Floor, Abhiramapuram 1st Street,
Chennai-600018
- Sri Nithya T(Director DIN: 06774404 and
Guarantor)
No 4/1, 2nd Floor, Abhiramapuram 1st Street,
Chennai-600018
- Also at,
- Sri Nithya T(Director DIN: 06774404 and
Guarantor)
No 1/161A, North Street, Sorathur, Trichy -
621002
- 3. Total liabilities as on 30/09/2023** : **Rs.1,59,45,696.00/-** (Rupees One Crore Fifty
Nine Lakhs Forty Five Thousand Six Hundred
Ninety Six 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** : M/s.Canbank Computer Services Limited,
No.218, J P Royale, 1st Floor,
Sampige Road,
Malleswaram, Bengaluru - 560003.
Mr.Pakhare D.D, Contact no.09480691777
Mr.Ramesh T.H, Contact no.08553643144
Mrs.Deepika, Contact no.08618597344
Mr.Saravanan K, Contact no.09444805621
Email id: eauction@ccsl.co.in,
canchn@ccsl.co.in
- (c) **Date & Time of Auction** : **11/12/2023 & 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://indianbankseaction.com>
5. **Reserve Price** :
Rs.1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only)

OTHER TERMS AND CONDITIONS

- a. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaction.com>. 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 **01/12/2023** between 11.00 A.M. & 4.00 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, Chennai Park Town[00976] OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Chennai Park Town[00976], A/c No: **209272434** IFSC Code: **CNRB0000976** on or before **08/12/2023** till 5.00 PM.
- 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. Canbank Computer Service Limited, Bengaluru. Mr.Pakhare D.D, Contact No.09480691777, Mr.Ramesh T H, Contact No.08553643144, Mrs.Deepika, Contact no.08618597344, Mr.Saravanan K, Contact No.09444805621, Email id: eauction@ccsl.co.in, canchn@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 **08/12/2023**, 5.00 PM to Canara Bank, Chennai Park Town[00976], by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/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 <https://indianbankseauction.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. Canbank Computer Service Limited, Bengaluru. Mr.Pakhare D.D, Contact No.09480691777, Mr.Ramesh T H, Contact No.08553643144, Mrs.Deepika, Contact no.08618597344, Mr.Saravanan K, Contact No.09444805621, Email id: eauction@ccsl.co.in, canchn@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.100000**. 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.
- 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 as applicable under Section 194 – IA, 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. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- o. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- p. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing

and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.

- q. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office or Canara Bank, Chennai Park Town[00976] who, as a facilitating centre, shall make necessary arrangements.
- r. For further details contact Canara Bank, Chennai Park Town Branch, No.34, ESHI Towers, Thiruvengadam Street, Periamet, Chennai – 600 003, Ph:044 25362419 , 044 25380111 E Mail: cb0976@canarabank.com OR the service provider M/s. Canbank Computer Service Limited, Bengaluru. Mr.Pakhare D.D, Contact No.09480691777, Mr.Ramesh T H, Contact No.08553643144, Mrs.Deepika, Contact no.08618597344, Mr.Saravanan K, Contact No.09444805621, Email id: eauction@ccsl.co.in, canchn@ccsl.co.in.
- s. The detailed terms and conditions are also available in the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com).
- t. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

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 : 03/11/2023

**AUTHORISED OFFICER
CANARA BANK**

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