

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN ENLITE ENERGY / 63601570001245, 63601570001230 MAY/2024/PSK

Date: 07-06-2024

COVERING LETTER TO SALE NOTICE

To:

M/s. Enlite Energy,
Represented by its Proprietor
Mr. R. Bagesh Prabhu S/o. Mr. Rajappa Rajkumar
S.F. No. 127/1-10 and 215/1-4,
Rayamundanpatti,
Navalur Village,
Thanjavur - 613402.

Having Residence at,
Door No. 23, Win Nagar Main Road,
Win Nagar, Kattur,
Trichy - 620019.

Dear 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 Authorised Officer of 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 them and 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 there under, 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**
Enclosures : Sale Notice

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SALE NOTICE

(Auction Sale Notice for Sale of Immovable Properties)

E-Auction Sale Notice for Sale of Immovable Assets 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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **ARM Branch, Trichy** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **10-07-2024** for recovery of **Rs. 3,70,82,753/-** (Rupees Three Crores Seventy Lakhs Eighty Two Thousand Seven Hundred and Fifty Three Only) due as on **31-05-2024** with further interest and cost thereon from 01-06-2024 to the ARM Branch Trichy of Canara Bank from borrower **M/s Enlite Energy** represented by its Proprietor **Mr. R. K. Bagesh Prabhu**.

The reserve price will be **Rs. 16,38,000/-** (Rupees Sixteen Lakhs Thirty Eight Thousand Only) and the earnest money deposit will be **Rs. 1,63,800/-** (Rupees One Lakh Sixty Three Thousand Eight Hundred only).

The Earnest Money Deposit shall be deposited on or before **09-07-2024** till 4 pm

Details and full description of the property in the name of R.K. Bagesh Prabhu:

All the parts and parcel of the property and structures situated in Dindugul Registration District, Kodaikanal Sub Registration District, Kodaikanal Taluk, within the Vilpatti Village Panchayat limits, Attuvampatti Village, New Survey No. 985/1 an extent of Acre 0.27.0 Ares out of Hect 0.54.0 Ares, Re Survey No. 986/1 an extent of Hect.0.27.5 Ares out of Hect. 0.41.0 Ares, Re survey No. 989 an extent of Hect. 0.80.0 Ares of Lands have been converted into housing plots and layout formed within this the Plot No. 12 an extent of Acre 0.11 Cents equivalent to 445.55 Sq. Mt together with all easement and pathway rights is situated within the following four boundaries:

North by: Plot Road

South by: Kodaikanal Pallangi Road

East by : Plot No. 11

West by : Plot No. 17

Total Extent : Acre 0.11 Cents equivalent to 445.55 Sq. mt

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Date: 07-06-2024
Place: Trichy

**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07-06-2024

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 st floor, Regional Office Building, Muthaiyah towers, Williams road, Cantonment Trichy - 620001.
2	Name and Address of the Borrower	M/s. Enlite Energy, Represented by its Proprietor Mr. R. Bagesh Prabhu S/o. Mr. Rajappa Rajkumar S.F. No. 127/1-10 and 215/1-4, Rayamundanpatti, Navalur Village, Thanjavur - 613402. Having Residence at, Door No. 23, Win Nagar Main Road, Win Nagar, Kattur, Trichy - 620019.
3	Total liabilities as on 31-05-2024	Rs. 3,70,82,753/- (Rupees Three Crores Seventy Lakhs Eighty Two Thousand Seven Hundred and Fifty Three Only) as on 31-05-2024 with further interest from 01-06-2024 + Cost & expenses
4	Mode of Auction :	
a)	Details of Auction	E- Auction
b)	service provider :	Mr. Praveen kumar thevar Mobile : 09722778828, 09655591945 Email : Praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net
c)	Date & Time of	Date : <u>10-07-2024</u>

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	Auction :	Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	https://canarabank.auctiontiger.net
5	Details and Description of the Property	<p>All the parts and parcel of the property and structures situated in Dindugul Registration District, Kodaikanal Sub Registration District, Kodaikanal Taluk, within the Vilpatti Village Panchayat limits, Attuvampatti Village, New Survey No. 985/1 an extent of Acre 0.27.0 Ares out of Hect 0.54.0 Ares, Re Survey No. 986/1 an extent of Hect.0.27.5 Ares out of Hect. 0.41.0 Ares, Re survey No. 989 an extent of Hect. 0.80.0 Ares of Lands have been converted into housing plots and layout formed within this the Plot No. 12 an extent of Acre 0.11 Cents equivalent to 445.55 Sq. Mt together with all easement and pathway rights is situated within the following four boundaries:</p> <p style="text-align: right;">North by: Plot Road South by: Kodaikanal Pallangi Road East by : Plot No. 11 West by : Plot No. 17</p> <p style="text-align: center;">Restricted</p> <p>Total Extent : Acre 0.11 Cents equivalent to 445.55 Sq. mt</p>
6 a)	Reserve Price	The reserve price will be Rs. 16,38,000/- (Rupees Sixteen Lakhs Thirty Eight Thousand Only) and the earnest money deposit will be Rs. 1,63,800/- (Rupees One Lakh Sixty Three Thousand Eight Hundred only) .
b)	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before <u>09-07-2024</u> till 4.00 pm.
7.	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website www.canarabank.auctiontiger.net . 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 of Branch / Authorised Officer.	
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.	

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d)	EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Canara Bank, ARM Branch Trichy OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch Trichy A/c No: 209272434 IFSC Code: CNRB0006818 on or before 09-07-2024 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 E - Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09-07-2024 till 4.00 pm , to Canara Bank, Trichy ARM branch 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://canarabank.auctiontiger.net 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 E - Procurement Technologies Ltd Mr. Praveen kumar Thevar ; Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
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.50,000/- . 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.

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l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	In case , if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not held responsible for such dues.
n)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Trichy ARM Branch who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph.No. 0431-2416067/9489045912 E-Mail id : cb6818@canarabank.com , the service provider M/s E -Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email : praveen.thevar@auctiontiger.net
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: Trichy
Date: 07-06-2024

**AUTHORISED OFFICER
CANARA BANK**