

(A GOVERNMENT OF INDIA UNDERTAKING)
TIRUNELVELI JUNCTION MAIN BRANCH
COVERING LETTER TO SALE NOTICE

Ref: SN/1119261010546/1

Date: 07.03.2024

To

1. M/s Natural Tiles Park
148, Gnanadhas Nagar,
Tirunelveli Main Road,
Near Keins School,
Vallioor,
Tirunelveli – 627117
Ph: 9952959937
2. Mr. Suresh,
S/o Subbaiah Thevar
No.2 Kannaki Street,
Udayarpatti,
Tirunelveli – 627001
Ph: 9952959937
3. Mr. Sudalai,
S/o Ramaiah Thevar
No.2 Kannaki Street,
Udayarpatti,
Tirunelveli – 627001
4. Mr. Varathan,
S/o Ramaiah Thevar,
No.2 Kannaki Street,
Udayarpatti,
Tirunelveli – 627001
Ph: 7598650999

Dear Sirs,

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, I on behalf of **Canara Bank Tirunelveli Junction Main Branch** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section

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13(4) of the subject Act in connection with outstanding dues payable by you to our **Tirunelveli Junction Main 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 thereunder, 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,


Divisional Manager
SREENIVASA.R
सुंदर सुश्री / DIVISIONAL MANAGER
इस. संख/5 P.No: 47779

Authorized Officer, Canara Bank
ENCLOSURE – SALE NOTICE

SALE NOTICE

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/ charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer Canara Bank., will be sold “As is where is”, “As is what is”, and “ Whatever there is” on **26.03.2024** for recovery Rs.22,75,254.55/-(Rupees Twenty two lakhs seventy five thousand two hundred fifty four and fifty five paise Only) as on 07.03.2024 and further interest thereon from 08.03.2024 + cost due to the **Tirunelveli Junction Main Branch** of Canara Bank from the borrower M/s Natural Tiles Park (Prop. S Suresh) and Guarantor Mr. Sudalai & Mr. Varadan.

The reserve price for Scheduled Property will be **Rs. 20,00,000/- (Rupees Twenty Lakhs only)**. The earnest money deposit for Property will be **Rs. 2,00,000/- (Rupees Two Lakhs Only)**. The Earnest Money Deposit shall be deposited on or before **25.03.2024** till 4 pm.

Details and full description of the property(ies):

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Property standing in the name of Mr.Sudalai & R Varathan:

Item No : 1

District : TIRUNELVELI
Reg. District : TIRUNELVELI
Sub. District : TIRUNELVELI JOINT I
Taluk : TIRUNELVELI
Village : MANIMOORTHEESWARAM
Desom : UDAIYARPATTI PREVIOUS YADHAVAR SOUTH STREET NOW
KALAIVANAR N.S.K STREET SOUTHERN ROW
T. S. No : **1512 PART**
DOOR. No : 40A

Extent of Property : **0.60 Cents** of land and the building thereon belongs to Sri Varathan

BOUNDARIES

North - TS NO 1512 Part House property belonged to Peratchi
South - TS NO 1512 part vacant site of Sudalai House property
East - TS NO 1512 part Common pathway site
West - TS NO 1511 South North Road

Item No : 2

District : TIRUNELVELI
Reg. District : TIRUNELVELI
Sub. District : TIRUNELVELI JOINT I
Taluk : TIRUNELVELI
Village : MANIMOORTHEESWARAM
Desom : UDAIYARPATTI PREVIOUS YADHAVAR SOUTH STREET NOW
KALAIVANAR N.S.K STREET SOUTHERN ROW
T. S. No : **1512 PART**
DOOR. No : 40C

Extent of Property : **1.29 Cents** of land and the building thereon belongs to Sri Sudalai

BOUNDARIES

North - TS NO 1512 part site of Varadhan's House and Common pathway lying on the eastern side belonged to Sudalai
South - Irrigation channel and kaliappa konar house property
East - TS NO 1513 Sudalaimuthu konar house property
West - TS NO 1511 South North Road

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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 Authorized Officer, Canara bank **TIRUNELVELI JUNCTION MAIN** Ph. No 9489046358 or **Regional Office, Tirunelveli** 0462 2555083 during office hours on any working day.


Divisional Manager
SREENIVASA.R
REGIONAL OFFICE / DIVISIONAL MANAGER
Tirunelveli
Reg. No. S.P.No. 47779

Date : 07.03.2024

Place: TIRUNELVELI

Authorized Officer
CANARA BANK

DETAILS :

1	Name and Address of the Secured Creditor	Canara Bank, Tirunelveli Junction Main Branch, Ettayapuram Raja Building, Tirunelveli Junction 627001
2	Name and Address of the Borrower/ Guarantor	<ol style="list-style-type: none">1. M/s Natural Tiles Park 148, Gnanadhas Nagar, Tirunelveli Main Road, Near Keins School, Vallioor, Tirunelveli - 627117 Ph: 99529599372. Mr. Suresh, S/o Subbaiah Thevar No.2 Kannaki Street, Udayarpatti, Tirunelveli - 627001 Ph: 99529599373. Mr. Sudalai, S/o Ramaiah Thevar No.2 Kannaki Street, Udayarpatti, Tirunelveli - 6270014. Mr. Varathan,

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		S/o Ramaiah Thevar, No.2 Kannaki Street, Udayarpatti, Tirunelveli – 627001 Ph: 7598650999
3	Total liabilities	Rs.22,75,254.55/-(Rupees Twenty two lakhs seventy five thousand two hundred fifty four and fifty five paise Only) as on 07.03.2024 and further interest thereon from 08.03.2024
4	Mode of Auction :	E- Auction
a)	Details of Auction service provider :	M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 944480562 1) Email - eauction@ccsl.co.in www.indianbankseuction.com
b)		
c)	Date & Time of Auction :	Date : 26.03.2024 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:// www.indianbankseuction.com
5	Details of Properties:	Property standing in the name of Mr. Sudalai & R Varathan <u>Iten No : 1</u> District : TIRUNELVELI Reg. District : TIRUNELVELI Sub. District : TIRUNELVELI JOINT I Taluk : TIRUNELVELI Village :MANIMOORTHEESWARAM Desom :UDAIYARPATTI PREVIOUS YADHAVAR SOUTH STREET NOW KALAIVANAR N.S.K STREET SOUTHERN ROW T. S. No : 1512 PART DOOR. No : 40A

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	<p>Extent of Property : 0.60 Cents of land and the building thereon belongs to Sri Varathan</p> <p style="text-align: center;"><u>BOUNDARIES</u></p> <p>North - TS NO 1512 Part House property belonged to Peratchi South - TS NO 1512 part vacant site of Sudalai House property East - TS NO 1512 part Common pathway site West - TS NO 1511 South North Road</p> <p style="text-align: center;"><u>Iten No : 2</u></p> <p>District : TIRUNELVELI Reg. District : TIRUNELVELI Sub. District : TIRUNELVELI JOINT I Taluk : TIRUNELVELI Village : MANIMOORTHEESWARAM Desom : UDAIYARPATTI PREVIOUS YADHAVAR SOUTH STREET NOW KALAIVANAR N.S.K STREET SOUTHERN ROW</p> <p>T. S. No : 1512 PART DOOR. No : 40C</p> <p>Extent of Property : 1.29 Cents of land and the building thereon belongs to Sri Sudalai</p> <p style="text-align: center;"><u>BOUNDARIES</u></p> <p>North - TS NO 1512 part site of Varadhan's House and Common pathway lying on the eastern side belonged to Sudalai South - Irrigation channel and kaliappa konar house property East - TS NO 1513 Sudalaimuthu konar house property West - TS NO 1511 South North Road</p>
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6a)	Reserve Price	The reserve price for Scheduled Property will be Rs. 20,00,000/- (Rupees Twenty Lakhs only)
b)	EMD & last date of deposit of EMD :	The earnest money deposit for Property will be Rs. 2,00,000/- (Rupees One Two Lakhs only) . The Earnest Money Deposit shall be deposited on or before 25.03.2024 till 4 pm.
7	Other terms and conditions :	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauction.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 of Branch / Authorized 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 .	
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, Tirunelveli Junction Main Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, TIRUNELVELI JUNCTION MAIN Branch on or before 25.03.2024 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. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in www.indianbankseauction.com	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25.03.2024 till 4.00 PM , to Canara Bank, TIRUNELVELI JUNCTION MAIN Branch by hand or by email. <ul style="list-style-type: none"> 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	

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	<p>https://www.indianbankseuction.com and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider</p> <p>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in www.indianbankseuction.com</p>
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 multiples of Rs.10,000/- (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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 Authorized 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.
	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	Authorized 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 concerned Circle office or TIRUNELVELI JUNCTION MAIN branch who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Authorized Officer, Canara Bank, TIRUNELVELI JUNCTION MAIN Branch (Ph. No 9489046358) e-mail id cb1026@canarabank.com .OR Regional Office (462 2555083) / e-mail id(recrotirunelveli@canarabank.com) the service

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TIRUNELVELI JUNCTION MAIN BRANCH

provider

M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.

(Contact.no 9480691777/ 8880531165/ 9444805621)

Email - eauction@ccsl.co.in

www.indianbankseuction.com

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.


Divisional Manager
SREENIVASA.R
हिरर शरररर / DIVISIONAL MANAGER
हर. सरर/S.P.No: 47779

Place: TIRUNELVELI

Date: 07.03.2024

Authorized Officer
Canara Bank