



ARM BRANCH MADURAI

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 Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of ARM Branch Madurai of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **16/03/2024** for recovery of **Rs.5,24,01,028.01** (Rupees Five Crores Twenty Four Lakhs One Thousand Twenty Eight and Paise one only) as on 31/01/2024 with further interest from 01/02/2024 + cost due to the ARM Branch, Madurai of Canara Bank from **M/s. Jehovahjireh Cotton Mills**, represented by its **Proprietor Mr. G. Ramesh**.

The reserve price for **Property No.1** will be **Rs.2,08,00,000/-** (Rupees Two Crores Eight Lakhs only)

The earnest money deposit for **Property No.1** will be **Rs.20,80,000/-** (Rupees Twenty Lakhs Eighty Thousand only)

The reserve price for **Property No.2** will be **Rs.54,00,000/-** (Rupees Fifty Four Lakhs only)

The earnest money deposit for **Property No.2** will be **Rs.5,40,000/-** (Rupees Five Lakhs Forty Thousand only)

The reserve price for **Property No.3** will be **Rs.49,00,000/-** (Rupees Forty Nine Lakhs only)

The earnest money deposit for **Property No.3** will be **Rs.4,90,000/-** (Rupees Four Lakhs Ninety Thousand only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 15/03/2024**.

Details and full description of the immovable property(ies) :

Property No.1

All the part and parcel of the property situated in Dindigul District, Dindigul Registration District, Dindigul Joint No II Sub Registration District, Dindigul Taluk, Kurumbapatti Village ,

- 1) Ayan S.No. 50/1A with an extent of punja Hec 0.28.5 equivalent to acre 0.70 on the eastern side Hec 0.15.0, equivalent to Acre 0.37,
- 2) Ayan S.No. 50/2A1 with an extent of punja Hec 0.27.0 equivalent to acre 0.66, on the eastern side Hec 0.11.5, equivalent to Acre 0.28.1/2,

3) Ayan S.No. 50/3A with an extent of punja Hec 0.22.5 equivalent to acre 0.56, on the northern side Hec 0.07.5, equivalent to Acre 0.18.1/2 cents,

All items 1 to 3 together Hec 0.34.0 equivalent to Acre 0.84 cents bounded by the

South of : Punja land in S.No. 54/1B

West of : North South Road

North of : Punja land owned by Sadayan, Ramu and others in S.No. 50/3A

East of : Well in S.No. 50/2B, Punja land of Ramu and others in S.No. 50/1A, 50/2A1

Within these acre 0.84, along with the well right in S.No. 50/2B. The above mentioned properties are re surveyed and sub divided as S.No's. 50/1A2, 50/5 and 50/3A2 with an extent of Hec 0.11.50, Hec 0.08.0 and Hec 0.12.0 respectively.

Property No.2

All the part and parcel of the property situated in Dindigul District, Dindigul Registration District, Dindigul Joint No II Sub Registration District, Dindigul Taluk, Kurumpapatti Village,

1) Ayan S.No. 54/1 with an extent of punja Hec 0.23.5 equivalent to acre 0.58 in which south eastern site bounded by :

South of the 2nd item of the property,

West of North south tar road leading to kurumpapatti,

North of the land of Ramesh and the Vendor,

East of the land of Arumugam, Muthu and Vasanthabala,

Within the above East west measuring 60 feet on both sides, North south measuring 51 feet on both sides with a total of 3060 sq.ft. of vacant land.

2) Ayan S.No. 54/1 with an extent of punja Hec 0.23.5 equivalent to acre 0.58 in which northern site adjoining the 1st item of the property bounded by:

South of East west mud Road,

West of the North south tar road leading to Kurumpapatti,

North of the 1st item of the property,

East of the land of Arumugam, Muthu and Vasanthabala

Within the above East west measuring 60 feet on both sides, North south measuring 40 feet on both sides with a total extent of 2400 sq. ft. of vacant land.

Both Item No's. 1 and 2 measuring a total of 5460 sq. ft. of vacant site with right access in the common roads and with all routine pathway and other rights.

3) Ayan S.No. 54/1 with an extent of punja Hec 0.23.5 equivalent to acre 0.58 in which eastern vacant site bounded by:

North of the 1st item of the property,

South and East of the land retained by S.Ramachandran,

West of North south Common Road,

Within the above East west measuring 60 feet on both sides, North south measuring 36.1/2 feet on both sides with a total of 2190 sq. ft. of vacant land.

- 4) Ayan S.No. 54/1 with an extent of punja Hec 0.23.5 equivalent to acre 0.58 in which after sales of sites, the northern 05 cents = 2184 vacant site bounded by :

West of north south panchayat board road,

North of the vacant site sold,

South and East of the land retained by S.Ramachandran,

Within the above East west measuring 60 feet on both sides, North south measuring 36.1/2 feet on both sides with a total of 2190 sq. ft. vacant land.

Both the above said item No's. 3 and 4 measuring to an total extent of 4374 sq. ft. of vacant site with right access in the common roads and routine pathway and other rights.

The above said four items of properties measuring to an total extent of 9834 sq. ft.

Property No.3

All the part and parcel of property situated in Dindigul District, Dindigul Registration District, Dindigul Joint No I Sub Registration District, Dindigul Taluk, Seelapadi Village, All that piece and parcel of the house plots

- 1) Bearing Plot No. 17 measuring East West 40 feet on both sides, North South 60 feet on both sides in all measuring 2400 sq. ft. bounded on:
North : Plot No. 20
East : Plot No. 16
South : East West Road
West : Plot No. 18
- 2) Plot No. 18 measuring East West 40 feet on both sides, North South 60 feet on both sides in all measuring 2400 sq. ft. bounded on:
North : Plot No. 19
East : Plot No. 17
South : East West Road
West : Land in S.No. 322/1B part
- 3) Plot No. 19 measuring East West 40 feet on both sides, North South 60 feet on both sides in all measuring 2400 sq. ft.
- 4) Plot No. 20 measuring East West 40 feet on both sides, North South 60 feet on both sides in all measuring 2400 sq. ft.
- 5) Plot No. 21 measuring East West 40 feet on both sides, North South 60 feet on both sides in all measuring 2400 sq. ft. all the item No's 3 to 5 measuring to an total extent of 7200 sq. ft. bounded on:
North : East West Road

East : Plot No. 22

South : Plot No's. 16,17, and 18

West : Land in S.No. 322/1B part

All the items 1 to 5 measuring to an total extent of 12,000 sq. ft. comprised in S.No. 322/2 in the layout No. R.D. is 1487/86/A8, approved by the Commissioner of Dindigul Panchayat Union.

Date : 13/02/2024

Place : Madurai

कृते केनरा बैंक / For CANARA BANK



Authorised Officer / प्राधिकृत अधिकारी
ए आर एन ब्रांच, मदुरै / ARN Branch, Madurai.

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13/02/2024

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, First Floor, East Veli Street, Madurai - 625 001.
2	Name and Address of the Borrower (s)/ Guarantor(s)	1) M/s. Jehovahjireh Cotton Mills , Represented by its Proprietor, Mr. G. Ramesh, No. 1 Kurumbapatti Road, Palani Bye Pass Road, Dindigul – 624 004. 2) Mr. G. Ramesh , Proprietor, S/o Govindaraj, No. 1, Meenachinaickenpatti, Kurumbapatti, Dindigul – 624 004. 3) Mrs. R. Sathyapriya , Guarantor, W/o Ramesh, No. 1, Meenachinaickenpatti, Kurumbapatti, Dindigul – 624 004.
3	Total liabilities as on 31/01/2024	Rs.5,24,01,028.01 (Rupees Five Crores Twenty Four Lakhs One Thousand Twenty Eight and Paise one only) as on 31/01/2024 with further interest from 01/02/2024 + cost
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.co.in
c)	Date & Time of Auction :	16/03/2024 & 11.00 a.m. to 12.00 p.m.
d)	Portal of E-Auction :	https://indianbankseuction.com
5a)	Reserve Price	The reserve price for Property No.1 will be Rs.2,08,00,000/- (Rupees Two Crores Eight Lakhs only) The earnest money deposit for Property No.1 will be Rs.20,80,000/- (Rupees Twenty Lakhs Eighty Thousand only) The reserve price for Property No.2 will be Rs.54,00,000/- (Rupees Fifty Four Lakhs only) The earnest money deposit for Property No.2 will be Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand only)
b)	EMD & last date of deposit of EMD:	The reserve price for Property No.3 will be Rs.49,00,000/- (Rupees Forty Nine Lakhs only) The earnest money deposit for Property No.3 will be Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 15/03/2024.
6	Other terms and conditions :	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website https://indianbankseuction.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 Authorised Officer, ARM	


	Branch, Madurai.
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 Authorised Officer, Canara Bank, ARM Branch Madurai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Madurai. Sundry Liabilities A/c No. 209272434, IFSC Code: CNRB0006291 on or before 4.00 p.m. of 15/03/2024 .
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 CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauktion@gmail.com, https://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 4.00 p.m. of 15/03/2024 to Canara Bank, ARM Branch, Madurai 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://indianbankseauktion.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 CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauktion@gmail.com, https://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.50,000/- (Rupees Fifty Thousand Only) . 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 or on the next working day 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/her 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. 50.00 lakhs (Rupees Fifty lakhs) 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 at any time 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 Canara Bank, ARM Branch, Madurai who as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Authorised Officer, Canara Bank, ARM Branch, Madurai (Ph. No. 0452-2335348, Cell No.94890 46509) E-mail id : cb6291@canarabank.com OR the service provider M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://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.

कृते केनरा बैंक / For CANARA BANK


 Authorised Officer / अधिकृत अधिकारी
 ए आर एम शाखा, मदुरै / ARM Branch, Madurai.
 Canara Bank

Date : 13/02/2024

Place : Madurai