

COVERING LETTER TO SALE NOTICE

To

1. M/s. **KMS FABRICATING INDUSTRIES PVT. LTD.** represented by its Managing Director Sri. KMS Rafeeqe Ahamed,
Office:
No.60/1, Kaja Mohideen Street,
Off Ratchakapuram Eda Street,
Palakkarai,
Trichy - 620008
Factory:
S.No.219&220/1, Mettupatti Road,
Maruthampatti Village,
Iluppur Taluk,
Pudukottai - 622504
2. **Sri. KMS RAFEEQUE AHAMED** (Managing Director),
No.60/1, Kaja Mohideen Street,
Off Ratchakapuram Eda Street, Palakkarai, Trichy - 620008.
3. **Smt. MOHAMMUDA BANU** (Director),
W/o Mr. Rafeeqe Ahamed,
Door No.4, Ramayana Chavadi Street, Beema Nagar, Trichy - 620001

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.

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,

AUTHORISED OFFICER
Enclosure - Sale Notice

SALE NOTICE

(Auction Sale Notice for Sale of Movable/Immovable Properties)

E-Auction Sale Notice for Sale of Movable/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 that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **31/08/2024** for recovery of **Rs. 16,00,42,271/-** (Rupees Sixteen Crores Forty Two Thousand Two Hundred and Seventy One Only) due as on 30-06-2024 with further interest thereon from 01-07-2024 + Cost to **Trichy ARM Branch of Canara Bank** from **Borrower M/s. KMS Fabricating Industries Pvt. Ltd.** represented by its Managing Director Sri. KMS Rafeeq Ahamed (Mortgagor) and Director Smt. Mohammuda Banu.

Details of Reserve price :

Details	Property Particulars	Reserve Price	EMD (Earnest Money Deposit)
Property No. 1	Machineries	Rs. 84,24,000/- (Rupees Eighty Four Lakhs Twenty Four Thousand Only)	Rs. 8,42,400/- (Rupees Eight Lakhs Forty Two Thousand Four Hundred Only)
Property No. 2	Land & Building - (Item No. 1 & 2)	Rs. 2,26,80,000/- (Rupees Two Crores Twenty Six Lakhs Eighty Thousand Only)	Rs. 22,68,000/- (Rupees Twenty Two Lakhs Sixty Eight Thousand Only)

The Earnest Money Deposit shall be deposited on or before **30/08/2024** till 4.00pm.

DETAILS AND DESCRIPTION OF THE PROPERTIES:

Property No. 1 (Machineries):

- i) Single Girder EOT Crane (Cap. 5 M.T) * 2 (2018 & 2019)
- ii) Stainless Steel Pipe/Tube Making Machine (Cap. 50mm series) * 1 (2018)
- iii) Stainless Steel Pipe/Tube Making Machine (Cap. 40mm series) * (1+1) (2018)
- iv) Skid Mounted - 32 Heads Square Pipe/Tube Polishing Machine * 1 (2018)

- v) Skid Mounted - Head Round Pipe/Tube Polishing Machine * 1 (2018)
- vi) Die Set moulds for Round Pipes/Tubes (1 Lot) (2018)
- vii) Die Set moulds for Square Pipes (1 Lot) (2018)
- viii) Die Set moulds for Rectangular Pipes (1 Lot) (2018)
- ix) Reciprocating type Air Compressor with air receive & all other attachments * 1 (2018)
- x) Tool Grinding Machine (Double Head) * 1 (2018)
- xi) Inverterised type MIG welding machine & DC Arc Welding rectifier machine - 600 Amps * 3 (2018)
- xii) Platform type Electronic weighing scale * 1
- xiii) Hydraulic Tensile Machine with adjustable table & all attachments * 1 (2018)
- xiv) Two Position Heavy Double Head Cutting Saw (for Blank Cutting) with 1 No. of fixed cutting saw head & 1 No. of Movable Cutting Saw Head & all attachment * 1(2018)
- xv) Cutting saw with all attachments * 1 (2018)
- xvi) 45° Pan Sliding Door Cutting machine with fixture, cutting arrangements & all attachments * 1 (2018)
- xvii) Pneumatic Operated Type Mill Tenon Machine with all attachments * 1 (2018)
- xviii) Pneumatic Operated Type Desktop Air Slot Machine with all attachments * 1 (2018)
- xix) Pneumatic Operated Type Single Copy Machine (Precision Slot Drilling) with all attachments * 1 (2018)
- xx) Pneumatic Operated Type Heavy Hydraulic Angle Joint Machine with all attachment * 1 (2018)
- xxi) Manual - Pipe Cutting Machine with Drive motor * 1
- xxii) Reciprocating type Air Compressor with air receive & all other attachments * 1 (2016)
- xxiii) Electrical Installations and Fittings * 1 (2017) and other hypothecated machineries located in property 1 and Property 2.

Property No. 2 (Land & Building - Item No. 1 & 2)

Item No. 1

Standing in the name of Sri. KMS RAFEEQUE AHAMED

All the part and parcel of the property and factory building situated at Pudukottai district, Illupur Sub - registration District, Iluppur Taluk, in Maruthampatti Village, Punja S.F.Nos:

90/29 - Hec.0.66.0 Ares, i.e., Ac.1.63 cents;

218/1 - Hec 0.74.0 Ares,i.e., Ac.1.83 Cents;

218/4 - Hec 0.90.5 Ares i.e., Ac.2.24 Cents

219 - Hec.2.53.5 Ares,i.e., Ac.6.26 Cents
220/2 - Hec.0.58.5 Ares,i.e.,Ac.1.44 Cents
220/5 - Hec.0.46.0 Ares, i.e.,Ac.1.14 Cents
220/6 - Hec.0.28.5 Ares,i.e.,Ac.0.70 Cents
220/7 - Hec.0.15.5 Ares,i.e.,Ac.0.38 Cents
220/1 - Hec.0.19.5 Ares,i.e.,Ac.0.48 Cents
220/3 - Hec.0.12.5 Ares,i.e.,Ac.0.31 Cents
102/1A - Hec.0.05.0 Ares,i.e.,Ac.0.12 Cents
88/2 - Hec.0.08.5 Ares,i.e.,Ac.0.21 Cents
91/2 - Hec.0.30.0 Ares,i.e.,Ac.0.74 Cents
87 - Hec.0.15.5 Ares,i.e.,Ac.1.28 Cents
88/4 - Hec.0.10.5 Ares,i.e.,Ac.0.28 Cents
103 - Hec.1.03.0 Ares,i.e.,Ac.0.26 Cents
101/2 - Hec.0.07.0 Ares out of Hec.0.13.5 Ares ,i.e., Ac.0.17 Cents
1014 - Hec.0.09.5 Ares out of Hec.0.18.5 Ares ,i.e., Ac.0.23 Cents
91/3 - Hec.0.34.0 Ares,i.e.,Ac.0.84 Cents;
101/10 - Hec.0.16.5 Ares out of Hec.0.26.5 Ares ,i.e.,Ac.0.40 Cents
263/1 - Hec.0.27.5 Ares,i.e.,Ac.0.68 Cents
263/2 - Hec.0.26.5 Ares,i.e.,Ac.0.65 Cents
223/3 - Hec.0.38.0 Ares,i.e.,Ac.0.94 Cents
101/7 - Hec.0.38.5 Ares,i.e.,Ac.0.95 Cents
101/8 - Hec.0.11.5 Ares,i.e.,Ac.0.29 Cents
224/2 - Hec.0.96.0 Ares,i.e.,Ac.2.38 Cents
218/3 - Hec.0.67.0 Ares out of Hec.1.34.5 Ares ,i.e.,Ac.1.66 Cents
223/5 - Hec.0.46.0 Ares,i.e.,Ac.1.14 Cents
222/3 - Hec.0.31.5 Ares,i.e.,Ac.0.78 Cents
101/11 - Hec.0.68.5 Ares,i.e.,Ac.1.69 Cents
218/3 - Hec.0.67.5 Ares out of hec.1.34.5 Ares., i.e.,Ac.1.66 Cents

Totally measuring an extent of Hec.14.67.0 Ares,(i.e.Ac.36.23 Cents) of land, in this, after selling Ac.1.00 cents to K.M.S Fabricating Industries Pvt Ltd., represented by its Managing Director Sri. K.M. Rafeeqe Ahmed the remaining extent of Hec.14.26.31 Acres i.e., Ac.35.23 cents of land along all rights of pathway, irrigation and easementary rights thereon

Item No. 2

Standing in the name of M/s. KMS Fabricating Industries Pvt. Ltd. represented by its Managing Director Sri. KMS Rafeeqe Ahamed

All the part and parcel of the property and factory building situated at Pudukottai district, Illupur Sub - registration District, Iluppur Taluk, in Maruthampatti Village, Punja S.F.No.219 an extent measuring Hec.0.40.5 Ares i.e., **Ac.1.00 Cents of land**

out of Hec.2.53.5 Ares along with the Industries and easementary rights thereon bounded by

Boundaries: -

North By lands in S.No.263 and other lands owned by K M S Rafeeque Ahamed.

South & East By lands in S.No.219 part and other lands owned by K M S Rafeeque Ahamed.

West By lands in S.No.92 & Road.

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 Authorised Officer, Trichy **ARM Branch**, Canara Bank, Ph.No.0431-2416067 during office hours on any working day.

Date: 29-07-2024

Place: Trichy

**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29-07-2024

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 st floor, Regional Office Building, Muthaiah towers Williams Road, Trichy - 620 001.
2	Name and Address of the Borrower/ Guarantor	1. M/s. KMS Fabricating Industries Pvt. Ltd. represented by its Managing Director Sri. KMS Rafeeque Ahamed, Office: No.60/1, Kaja Mohideen Street, Off Ratchakapuram Eda Street, Palakkarai, Trichy - 620008 Factory: S.No.219&220/1, Mettupatti Road, Maruthampatti Village, Iluppur Taluk, Pudukottai - 622504 2. Sri. KMS RAFEEQUE AHAMED (Managing Director), No. 60/1, Kaja Mohideen Street, Off Ratchakapuram Eda Street,

		Palakkarai, Trichy - 620008. 3. Smt. MOHAMMUDA BANU (Director) W/o Mr. Rafeeque Ahamed, Door No.4, Ramayana Chavadi Street, Beema Nagar, Trichy - 620001
3	Total liabilities as on 30-06-2024	Rs. 16,00,42,271/- (Rupees Sixteen Crores Forty Two Thousand Two Hundred and Seventy One Only) due as on 30-06-2024 with further interest thereon from 01-07-2024 + Cost
4	Mode of Auction :	E- Auction
a)		
b)	Details of Auction service provider :	M/s PSB Alliance (Ebkray) Helpdesk Number: 8291220220 Email: support.ebkray@psballiance.com
c)	Date & Time of Auction :	Date : <u>31-08-2024</u> 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://ebkray.in/
5	Details and Description of the Property	<u>Property No. 1 (Machineries):</u> i) Single Girder EOT Crane (Cap. 5 M.T) * 2 (2018&2019) ii) Stainless Steel Pipe/Tube Making Machine (Cap. 50mm series) * 1 (2018) iii) Stainless Steel Pipe/Tube Making Machine (Cap. 40mm series) * (1+1) (2018) iv) Skid Mounted - 32 Heads Square Pipe/Tube Polishing Machine * 1 (2018) v) Skid Mounted - Head Round Pipe/Tube Polishing Machine * 1 (2018) vi) Die Set moulds for Round Pipes/Tubes (1 Lot) (2018) vii) Die Set moulds for Square Pipes (1 Lot) (2018) viii) Die Set moulds for Rectangular Pipes (1 Lot)

		<p>(2018)</p> <ul style="list-style-type: none"> ix) Reciprocating type Air Compressor with air receive & all other attachments * 1 (2018) x) Tool Grinding Machine (Double Head) * 1 (2018) xi) Inverterised type MIG welding machine & DC Arc Welding rectifier machine - 600 Amps * 3 (2018) xii) Platform type Electronic weighing scale * 1 xiii) Hydraulic Tensile Machine with adjustable table & all attachments * 1 (2018) xiv) Two Position Heavy Double Head Cutting Saw (for Blank Cutting) with 1 No. of fixed cutting saw head & 1 No. of Movable Cutting Saw Head & all attachment * 1(2018) xv) Cutting saw with all attachments * 1 (2018) xvi) 45° Pan Sliding Door Cutting machine with fixture, cutting arrangements & all attachments * 1 (2018) xvii) Pneumatic Operated Type Mill Tenon Machine with all attachments * 1 (2018) xviii) Pneumatic Operated Type Desktop Air Slot Machine with all attachments * 1 (2018) xix) Pneumatic Operated Type Single Copy Machine (Precision Slot Drilling) with all attachments * 1 (2018) xx) Pneumatic Operated Type Heavy Hydraulic Angle Joint Machine with all attachment * 1 (2018) xxi) Manual - Pipe Cutting Machine with Drive motor * 1 xxii) Reciprocating type Air Compressor with air receive & all other attachments * 1 (2016) xxiv) Electrical Installations and Fittings * 1 (2017) and other hypothecated machineries and other hypothecated machineries located in property 1 and Property 2. <p style="text-align: center;"><u>Property No. 2 (Land & Building - Item No. 1 & 2)</u></p> <p style="text-align: center;"><u>Item No. 1</u></p> <p style="text-align: center;">Standing in the name of Sri. KMS Rafeeqe Ahamed</p>
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		<p>K.M.Rafeeque Ahmed the remaining extent of Hec.14.26.31 Acres i.e., Ac.35.23 cents of land along all rights of pathway, irrigation and easementary rights thereon</p> <p><u>Item No. 2</u></p> <p>Standing in the name of M/s. KMS Fabricating Industries Pvt. Ltd. represented by its Managing Director Sri. KMS Rafeeque Ahamed</p> <p>All the part and parcel of the property and factory building situated at Pudukottai district, Illupur Sub - registration District, Iluppur Taluk, in Maruthampatti Village, Punja S.F.No.219 an extent measuring Hec.0.40.5 Ares i.e., Ac.1.00 Cents of land out of Hec.2.53.5 Ares along with the Industries and easementary rights thereon bounded by</p> <p>Boundaries : -</p> <p>North By lands in S.No.263 and other lands owned by Sri. K M S Rafeeque Ahamed. South & East By lands in S.No.219 part and other lands owned by K M S Rafeeque Ahamed. West By lands in S.No.92 & Road.</p>												
6 a)	Reserve Price	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Details</th> <th style="width: 20%;">Property Particulars</th> <th style="width: 20%;">Reserve Price</th> <th style="width: 20%;">EMD (Earnest Money Deposit)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Property No. 1</td> <td style="text-align: center;">Machines</td> <td style="text-align: center;">Rs. 84,24,000/- (Rupees Eighty Four Lakhs Twenty Four Thousand Only)</td> <td style="text-align: center;">Rs. 8,42,400/- (Rupees Eight Lakhs Forty Two Thousand Four Hundred Only)</td> </tr> <tr> <td style="text-align: center;">Property No. 2</td> <td style="text-align: center;">Land & Building - (Item No. 1 & 2)</td> <td style="text-align: center;">Rs. 2,26,80,000 (Rupees Two Crores Twenty Six Lakhs Eighty</td> <td style="text-align: center;">Rs. 22,68,000/- (Rupees Twenty Two Lakhs Sixty</td> </tr> </tbody> </table>	Details	Property Particulars	Reserve Price	EMD (Earnest Money Deposit)	Property No. 1	Machines	Rs. 84,24,000/- (Rupees Eighty Four Lakhs Twenty Four Thousand Only)	Rs. 8,42,400/- (Rupees Eight Lakhs Forty Two Thousand Four Hundred Only)	Property No. 2	Land & Building - (Item No. 1 & 2)	Rs. 2,26,80,000 (Rupees Two Crores Twenty Six Lakhs Eighty	Rs. 22,68,000/- (Rupees Twenty Two Lakhs Sixty
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b)	EMD & last date of deposit of EMD :													

				Thousand Only)	Eight Thousand Only)
<u>On or before 30-08-2024 till 4 pm.</u>					
7.	Other terms and conditions :				
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website https://ebkray.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 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.				
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, 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 <u>30-08-2024 till 4.00 pm.</u>				
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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220; Email: support.ebkray@psballiance.com				
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <u>30-08-2024 till 4.00 pm,</u> to Canara Bank, ARM Branch Trichy 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://ebkray.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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220; Email: support.ebkray@psballiance.com				
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 <u>Rs. 1,00,000/-.</u> 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 above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
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 are pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not be 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 ARM Branch Trichy who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, ARM Branch Trichy (Ph. No.0431-2416067/9489045912) E-Mail id : cb6818@canarabank.com To the service provider M/s PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220 ; Email: support.ebkay@psballiance.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.

Date: 29-07-2024
Place: Trichy

AUTHORISED OFFICER
CANARA BANK