

**COVER LETTER TO SALE NOTICE**

To:

<b>M/s. UNIVERSAL ROOFING</b> <b>Sri M. Manikandan (Proprietor)</b> S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001	<b>Sri. M. SHANMUGAM,</b> S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001
<b>Sri. S. MUTHAIAH,</b> S/o. Sri. K. Kalingam Chettiar, No. 2 B, Second Floor, C Block, Nelson Squ, 47, Nelson Manickam Road, Aminjikai, Chennai - 600029	<b>Smt. M. RAJESWARI,</b> W/o. Sri. V.T. Srinivas, No. 19, Warners Road, Cantonment, Trichy - 620001

Dear Sirs/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.

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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 the 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 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 Authorised Officer of **ARM Branch** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” basis on **10-05-2024** for recovery of **Rs. 11,06,70,343/-**(Rupees Eleven Crores Six Lakhs Seventy Thousand Three Hundred and Forty Three Only) due as on **31-03-2024** with further interest and expenses **01-04-2024** the ARM Branch Trichy of Canara Bank from borrower **M/s Universal Roofing** represented by its Proprietor **Sri. M. Manikandan**.

The reserve prices for the three properties are as follows:

PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT
Property No. 1	Rs. 71,00,000 /- (Rupees Seventy One Lakhs Only)	Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only)
Property No. 2	Rs. 59,00,000 /- (Rupees Fifty Lacs Only)	Rs. 5,90,000/- (Rupees Five Lacs Ninety Thousand Only)
Property No. 3	Rs. 13,00,000 /- (Rupees Thirteen Lakhs Only)	Rs. 1,30,000/- (Rupees One Lac Thirty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **09-05-2024 at 4 pm.**

**Details and full description of the properties:**

**Property No. 1:**

**Standing in the name of Sri. M. Manikandan**

All that piece and parcel of land and building bearing shed No. 39 at Mathur Industrial Estate in Kulathur Taluk and Pudukottai District, and measuring about 14820 Sq. ft comprised in Survey No. 426 of Mathur village and situated within the Sub Registration District of Kulathur and Registration District of Pudukottai.

**Boundaries :**

North of : Shed No. 38 ; South of : Shed No. 40  
East of : Shed No. 36 ; West of : Road

**Property No. 2**

**Standing in the name of Sri. M. Manikandan**

Tiruchirappalli District, Ariyalur Registration District, Thuraiyur Sub Registration District, Thuraiyur Taluk, Kattukulam village, the industrial land and building comprised in

1) Survey No. 112/2B Hect 1.21.0 equal to Acre 2.99 Cents  
Four Boundaries:

East of : Rajamani land  
South of : V. Periyasamy land  
North of : Govt. Poramboke land  
West of : Main Road

with that Acre 2.99 Cents.

2) Survey No. 112/2C Hect 0.01.5 equal to Acre 0.04 Cents  
Four boundaries :

West of : Main Road  
East of : Palaniyandi remaining land  
North of : Palaniyandi remaining land  
South of : Periyasamy land

Both items in Total Hect 1.22.5 equal to Acre 3.03 Cents land with usual pathway right and easement rights.

**Property No. 3:**

**Machineries Standing in the name of M/s. Universal Roofing**

1. C-Type Purlin Roll forming Machine Skid Mounted With Roll forming System with Rollers, Roll feeding Unit with guide rolls, Hydraulic power Pack Unit for post punching and cutting.

Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.

2. Steel sheet Roll Forming Machine (Corrugation) (for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit)

Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.

3. 3. Steel Sheet Trapezoidal Roll Forming Machine for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit), Hydraulic feed system, forming Rollers, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit with Motor) - Control Panel

Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.

4. Hydraulic steel Roof Crimping / Bending Machine (with Hydraulic Motor), Sheet Guiding Rollers arrangements.

Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.

5. Others Pillar Type Drilling Machine - 2 No's, Steel Channels, Machinery Parts & frames (Loose condition)

For detailed terms and conditions of the sale, Please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARM Branch, Trichy-1(Authorized Officer of Canara Bank ARM Branch Trichy), Ph. No. 0431-2416067 during office hours on any working day.

**Date: 04-04-2024**

**Place: Trichy**

**AUTHORISED OFFICER**

**CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04-04-2024**

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 <sup>st</sup> floor, Regional Office Building, Muthaiah towers Williams Road, Trichy - 620 001.
2	Name and Address of the Borrower & guarantor	➤ <b>M/s. UNIVERSAL ROOFING</b> Represented by Proprietor Sri. M. Manikandan, Proprietor of, S/o. Sri Muthiah Chettiar,

		<p>No. 19, Warners Road, Cantonment, Trichy - 620001.</p> <ul style="list-style-type: none"> <li>➤ Sri. M. SHANMUGAM, S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001.</li> <li>➤ Sri. S. MUTHAIAH, S/o. Sri. K. Kalingam Chettiar, No. 2 B, Second Floor, C Block, Nelson Squ, 47, Nelson Manickam Road, Aminjikai, Chennai - 600029.</li> <li>➤ Sri. M. RAJESWARI, W/o. Sri. V.T. Srinivas, No. 19, Warners Road, Cantonment, Trichy - 620001.</li> </ul>
3	Total liabilities as on 31-03-2024	Rs. 11,06,70,343/- (Rupees Eleven Crores Six Lakhs Seventy Thousand Three Hundred and Forty Three Only) due as on 31-03-2024 with further interest and expenses 01-04-2024
4	<p>a) Mode of Auction :</p> <p>b) Details of Auction service provider :</p> <p>c) Date &amp; Time of Auction :</p> <p>d) Portal of E-Auction :</p>	<p>E- Auction</p> <p>Sri. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email: <a href="mailto:Praveen.thevar@auctiontiger.net">Praveen.thevar@auctiontiger.net</a> <a href="mailto:tamilnadu@auctiontiger.net">tamilnadu@auctiontiger.net</a></p> <p><b>Date : 10-05-2024</b></p> <p>Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)</p> <p><a href="https://canarabank.auctiontiger.net">https://canarabank.auctiontiger.net</a></p>
5	Details and Description of the Property	<p><b>Property No. 1:</b></p> <p><b>Standing in the name of Sri. M. Manikandan</b></p> <p>All that piece and parcel of land and building bearing shed No. 39 at Mathur Industrial Estate in Kulathur</p>

	<p>Taluk and Pudukottai District, and measuring about 14820 Sq. ft comprised in Survey No. 426 of Mathur village and situated within the Sub Registration District of Kulathur and Registration District of Pudukottai.</p> <p>Boundaries : North of : Shed No. 38 ; South of : Shed No. 40 East of : Shed No. 36 ; West of : Road</p> <p><b><u>Property No. 2</u></b></p> <p><b>Standing in the name of Sri. M. Manikandan</b></p> <p>Tiruchirappalli District, Ariyalur Registration District, Thuraiyur Sub Registration District, Thuraiyur Taluk, Kattukulam village, the industrial land and building comprised in</p> <p>1) Survey No. 112/2B Hect 1.21.0 equal to Acre 2.99 Cents Four Boundaries:  East of : Rajamani land South of : V. Periyasamy land North of : Govt. Poramboke land West of : Main Road</p> <p>with that Acre 2.99 Cents.</p> <p>2) Survey No. 112/2C Hect 0.01.5 equal to Acre 0.04 Cents Four boundaries :  West of : Main Road East of : Palaniyandi remaining land North of : Palaniyandi remaining land South of : Periyasamy land</p> <p>Both items in Total Hect 1.22.5 equal to Acre 3.03 Cents land with usual pathway right and easement rights.</p>
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		<p><b><u>Property No. 3:</u></b></p> <p><b>Machineries Standing in the name of M/s. Universal Roofing</b></p> <ol style="list-style-type: none"> <li>1. C-Type Purlin Roll forming Machine Skid Mounted With Roll forming System with Rollers, Roll feeding Unit with guide rolls, Hydraulic power Pack Unit for post punching and cutting.  Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.</li> <li>2. Steel sheet Roll Forming Machine (Corrugation) (for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit)  Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.</li> <li>3. 3. Steel Sheet Trapezoidal Roll Forming Machine for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit), Hydraulic feed system, forming Rollers, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit with Motor) - Control Panel  Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.</li> <li>4. Hydraulic steel Roof Crimping / Bending Machine (with Hydraulic Motor), Sheet Guiding Rollers arrangements.  Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.</li> <li>5. Others Pillar Type Drilling Machine - 2 No's, Steel Channels, Machinery Parts &amp; frames (Loose</li> </ol>
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		condition)
6 a)	Reserve Price	<p><b><u>PROPERTY-1</u></b> - Rs. 71,00,000 /- (Rupees Seventy One Lakhs Only)</p> <p><b><u>PROPERTY-2</u></b> - Rs. 59,00,000 /- (Rupees Fifty Nine Lakhs Only)</p> <p><b><u>PROPERTY-3</u></b> - Rs. 13,00,000 /- (Rupees Thirteen Lakhs Only)</p>
b)	EMD & last date of deposit of EMD :	<p><b><u>PROPERTY-1</u></b> - Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only)</p> <p><b><u>PROPERTY-2</u></b> - Rs. 5,90,000/- (Rupees Five Lacs Ninety Thousand Only)</p> <p><b><u>PROPERTY-3</u></b> - Rs. 1,30,000/- (Rupees One Lacs Thirty Thousand Only)</p> <p><b><u>&amp; On or before 09-05-2024 till 4 pm</u></b></p>
7	<b>Other terms and conditions :</b>	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="http://www.bankeauctions.com">www.bankeauctions.com</a> . 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.	
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 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 <b><u>09-05-2024</u></b> 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 Sri. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net	



f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b>09-05-2024</b> 04.00 p.m., to Canara Bank, ARM Branch Trichy by hand or by email.</p> <p>i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.</p> <p>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.</p> <p>iii) Bidders Name. Contact No. Address, E Mail Id.</p> <p>iv) Bidder's A/c details for online refund of EMD.</p>
g)	<p>The intending bidders should register their names at portal <a href="http://www.bankeauctions.com">www.bankeauctions.com</a> 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 Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net</p>
h)	<p>EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.</p>
i)	<p>Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of <b>Rs. 1,00,000/- for property No. 1 &amp; 2, and Rs. 10,000/- for Property No. 3</b>. 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.</p>
j)	<p>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.</p>
k)	<p><b>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.</b></p>
l)	<p>All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.</p>
m)	<p>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.</p>
n)	<p>Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.</p>
o)	<p>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 Madurai or ARM branch, Trichy who, as a facilitating centre, shall make necessary arrangements.</p>

Our Ref : CB ARM: TRY: SN UNIVERSAL CUS ID 99288423/APRIL/2024/RV

**Date: 04-04-2024**

p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph. No: 0431-2416067) e-mail id : <a href="mailto:cb6818@canarabank.com">cb6818@canarabank.com</a> the service provider M/s E - Procurement Technologies Ltd Sri. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email : <a href="mailto:praveen.thevar@auctiontiger.net">praveen.thevar@auctiontiger.net</a>
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**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 : 04-04-2024

**AUTHORISED OFFICER  
CANARA BANK**