

**COVER LETTER TO SALE NOTICE**

To:

<b>M/s. MAXICAN EXPORTS</b> Represented By its Partners Sri. N. Dhanaraj and Smt. D. Subadevi, No 9/1497/1 Mahatma Nagar, Andankovil East, Anna Nagar, Karur - 639002	<b>Sri. N. DHANARAJ</b> (Partner) 16B,Ramanujam Nagar, B2,Shivayam Avenue, Karur-639002
<b>Smt. D. SUBADEVI</b> (Partner), 16B,Ramanujam Nagar, B2,Shivayam Avenue, Karur-639002	

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

**Internal**

Asset Recovery Branch (ARM Branch)

1<sup>st</sup> Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : [cb6818@canarabank.com](mailto:cb6818@canarabank.com) Phone: 0431-2416067

**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 **31-12-2024** for recovery of **Rs. 4,11,64,687/-** (Rupees Four Crores Eleven Lacs Sixty Four Thousand Six Hundred and Eighty Seven Only) due as on 11-12-2024 with further interest and expenses from 12-12-2024 to the ARM Branch Trichy of Canara Bank from borrower M/s. Maxican Exports Represented by its partners Sri. N. Dhanaraj and Smt. D. Subadevi.

The reserve prices for the three properties are as follows:

PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT
Property No. 1	Rs. <b>66,96,000/-</b> (Rupees Sixty Six Lacs Ninety Six Thousand Only)	Rs. <b>6,69,600/-</b> (Rupees Six Lacs Sixty Nine Thousand Six Hundred Only)

The Earnest Money Deposit shall be deposited on or before **30-12-2024 at 4 pm.**

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

**Property No 1:**

**Property is standing in the name of Sri. N Dhanaraj (partner).**

Residential & Factory Land and building located at New R.S.F. No.184/1A, (Old S.F. No.108/A), Odakkadu, Nathakadaiyur Village & Panchayat, Kangeyam Taluk, Tiruppur District.

**ITEM NO.1:**

House site measuring 4347 sq.ft. bounded by  
Item No. 2 Property on the North;  
Property belongs to Dhandapani on the East

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Property belongs to Dhandapani on the south and pathways on the East;

**Measurements:**

41 feet in East-West on the North;  
51 feet in East-West on the South;  
93 feet in North - South on the West and  
96 feet in the North-South on the East;  
Total measuring **4347** Square feet

**ITEM NO.2:**

SF No. 108/A presently SF No. 184/1 Acre 5.62. In the house site measuring 2622 Square Feet bounded by:

7 feet wide East-West pathways on the North;  
Item No. 3 and the belongs to Sundaram and Dhandapani on the East;  
Item No. 1 mentioned above on the South and  
Pathways on the west;

**Measurements:**

33½ feet in East-West on the North;  
41 feet in East-West on the South;  
70 feet in North - South on the West and  
70 ¾ feet in the North-South on the East;  
Total measuring **2622** Square feet

**ITEM NO.3:**

SF No. 108/A presently SF No. 184/1 Acre 5.62. In the house site measuring 437 Square Feet bounded by:

7 feet wide East-West pathways on the North;  
16 feet wide North-South pathway on the East;  
The property belong to Sundaram on the south and Item No. 2 on the West;

**Measurements:**

34 ¼ feet in East-West on the both sides and ;  
13 ¾ feet in North - South on the both sides;  
Total measuring **437** Square feet.

Total measuring in Item No. 1 to 3 is **7406** Square feet with a RCC terraced Residential building constructed in it bearing Door Nos. 2/603, 2/604 & 2/647, property Tax Assessment No.s 1039 and 101830, 1724 and 1723 and Electricity connection No. 330 and with mamool pathways rights etc.,

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**ASSET RECOVERY MANAGEMENT BRANCH, TRICHY**

**Our Ref:** CB ARM: TRY: SN MAXICAN EXPORTS CUS ID 111775942 /DEC/2024/CSH

**Date: 12-12-2024**

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 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: 12-12-2024**

**Place: Trichy**

**AUTHORISED OFFICER  
CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12-12-2024**

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. MAXICAN EXPORTS</b> Represented By its Partners Sri. N. DHANARAJ and Smt. D. SUBADEVI, No 9/1497/1 Mahatma Nagar, Andankovil East, Anna Nagar, Karur-639002.  <b>Sri. N. DHANARAJ (Partner)</b> 16B, Ramanujam Nagar, B2,Shivayam Avenue, Karur-639002.  <b>Smt. D. SUBADEVI (Partner),</b> 16B, Ramanujam Nagar, B2,Shivayam Avenue, Karur-639002.
3	Total liabilities as on 11-12-2024	<b>Rs. 4,11,64,687/-</b> (Rupees Four Crores Eleven Lacs Sixty Four Thousand Six Hundred and Eighty Seven Only) due as on 11-12-2024 with further interest and expenses from 12-12-2024
4 a) b)	Mode of Auction :  Details of Auction service provider :	E- Auction  <b>M/s PSB Alliance (Ebkray)</b> <b>Helpdesk Number: 8291220220</b> <b>Email: support.ebkray@psballiance.com</b>

Internal

c)	Date & Time of Auction :	<b>Date : 31-12-2024</b> 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 :	<a href="https://ebkray.in/">https://ebkray.in/</a>
5	Details Description of the Property	<p><b><u>Property No 1:</u></b></p> <p><b><u>Property is standing in the name of Sri. N Dhanaraj (partner).</u></b></p> <p>Residential &amp; Factory Land and building located at New R.S.F. No.184/1A, (Old S.F. No.108/A), Odakkadu, Nathakadaiyur Village &amp; Panchayat, Kangayam Taluk, Tiruppur District.</p> <p><b><u>ITEM NO.1:</u></b></p> <p>House site measuring 4347 sq.ft. bounded by Item No. 2 Property on the North; Property belongs to Dhandapani on the East Property belongs to Dhandapani on the south and pathways on the East;</p> <p><b>Measurements:</b> 41 feet in East-West on the North; 51 feet in East-West on the South; 93 feet in North - South on the West and 96 feet in the North-South on the East; Total measuring <b>4347</b> Square feet</p> <p><b><u>ITEM NO.2:</u></b></p> <p>SF No. 108/A presently SF No. 184/1 Acre 5.62. In the house site measuring 2622 Square Feet bounded by: 7 feet wide East-West pathways on the North: Item No. 3 and the belongs to Sundaram and Dhandapani on the East; Item No. 1 mentioned above on the South and Pathways on the west;</p> <p><b>Measurements:</b> 33½ feet in East-West on the North;</p>

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		<p>41 feet in East-West on the South; 70 feet in North - South on the West and 70 <math>\frac{3}{4}</math> feet in the North-South on the East; Total measuring <b>2622</b> Square feet</p> <p><b>ITEM NO.3:</b></p> <p><b>SF No.</b> 108/A presently SF No. 184/1 Acre 5.62. In the house site measuring 437 Square Feet bounded by: 7 feet wide East-West pathways on the North; 16 feet wide North-South pathway on the East; The property belong to Sundaram on the south and Item No. 2 on the West;</p> <p><b>Measurements:</b></p> <p>34 <math>\frac{1}{4}</math> feet in East-West on the both sides and ; 13 <math>\frac{3}{4}</math> feet in North - South on the both sides; Total measuring <b>437</b> Square feet. Total measuring in Item No. 1 to 3 is <b>7406</b> Square feet with a RCC terraced Residential building constructed in it bearing Door Nos. 2/603, 2/604 &amp; 2/647, property Tax Assessment No.s 1039 and 101830, 1724 and 1723 and Electricity connection No. 330 and with mamool pathways rights etc.,</p>						
6	a) Reserve Price	<table border="1"> <thead> <tr> <th>PROPERTY DETAILS</th><th>RESERVE PRICE</th><th>EMD AMOUNT</th></tr> </thead> <tbody> <tr> <td>Property No. 1</td><td>Rs. <b>66,96,000/-</b> (Rupees Sixty Six Lacs Ninety Six Thousand Only)</td><td>Rs. <b>6,69,600/-</b> (Rupees Six Lacs Sixty Nine Thousand Six Hundred Only)</td></tr> </tbody> </table>	PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT	Property No. 1	Rs. <b>66,96,000/-</b> (Rupees Sixty Six Lacs Ninety Six Thousand Only)	Rs. <b>6,69,600/-</b> (Rupees Six Lacs Sixty Nine Thousand Six Hundred Only)
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	b) EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before <b><u>30-12-2024 at 4 pm</u></b>						
7	<b>Other terms and conditions :</b>							
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website <b><u>https://ebkray.in</u></b> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.							

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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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkcray) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." on or before <b><u>30-12-2024</u></b> 04.00 p.m.,
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: <b>M/s.PSBAlliance(Ebkcray);HelpdeskNumber:8291220220/7046612345/6354910172/9892219848/8160205051;Email:support.ebkcray@psballiance.com;support.ebkcray@procure247.com</b>
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b><u>30-12-2024</u></b> 04.00 p.m., 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 <b><u><a href="https://ebkcray.in">https://ebkcray.in</a></u></b> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider <b>M/s PSB Alliance (Ebkcray); Helpdesk Number: 8291220220/ 8291220220/ 7046612345/ 6354910172 / 9892219848 / 8160205051; Email: support.ebkcray@psballiance.com</b>
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 <b>Rs. 1,00,000/-</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.
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

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	notice and property shall forthwith be put up for sale again.
k)	<b>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.</b>
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 Madurai or ARM branch, Trichy 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 e-mail id : cb6818@canarabank.com the service provider: M/s.PSBAlliance(Ebkay);8291220220/7046612345/6354910172/9892219848/8160205051;Email:support.ebkay@psballiance.com;support.ebkay@procure247.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.

Place : Trichy  
Date : 12-12-2024

**AUTHORISED OFFICER  
CANARA BANK**

**Internal**