

NILGIRIS DIOCESAN BLDG.CHARING CROSS,UDHAGAMANDALAM NILGIRIS 643 001

PIN: 643001; E Mail; cb16230@canarabank.com; Ph: 9442203589

Ref: 16230/SALE NOTICE /E-AUCTION/MOHANA

Date: 17.02.2025

To

BORROWER	GUARANTOR
MOHANA D NO 10 DR RADHA KRISHNAN STREET TIRUTTANI 631 209	DINAKARAN K 14 A B2B TRADERS MGR STREET TIRUTTANI 631 209

Dear Sir,

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 Authorized Officer, Canara Bank, had 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 our **UDHAGAMANDALAM Branch** of Canara Bank. 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 terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice. I am herewith sending the Sale Notice (e-auction 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
CANARA BANK**

ENCLOSURE - SALE NOTICE

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SALE NOTICE

ANNEXURE - 13(Auction Sale Notice for Sale of Immovable Properties)

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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **UDHAGAMANDALAM Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 25.03.2025 (Time 11.30 a.m. to 12.30 p.m.) for recovery as on 16.01.2025 of Rs.17,12,961/-(Rs.seventeen lakh twelve thousand nine hundred sixty one only) due to the **UDHAGAMANDALAM Branch** of Canara Bank from

BORROWER	GUARANTOR
MOHANA D NO 10 DR RADHA KRISHNAN STREET TIRUTTANI 631 209	DINAKARAN K 14 A B2B TRADERS MGR STREET TIRUTTANI 631 209

Details of Property:

S No	Immovable	Name of Title holder
1.	R S No. 32/1 T S No.G1/43/19 undivided 1/4th share (653 sq ft) out of 2612 sq ft of land together with a residential building (568 sq ft of built up area). thereon in the ground floor bearing Door No.436/9 with assessment No.56484 of Ootacamund Municipality with electricity service connection No.396 with common right in the staircase and the open sapce in Theetukkal. Boundaries : North by Property owned by Sekar, Mani and Arunachalam ; South & West by 15 ft common roads ; East by Plot No. 9	D MOHANA

Reserve price : Rs.15,30,000/- (Rs.Fifteen lakh thirty thousand only)

EMD Amount :Rs.1,53,000/- (One lakh fifty three thousand only)

The Earnest Money Deposit shall be deposited on or before **24.03.2025 till 4.00 pm.**

For detailed terms and conditions of the sale please refer the link “E-Auction” provided (<https://baanknet.com/>) or may contact **Manager, Canara Bank UDHAGAMANDALAM Branch** Ph. No.: 9442203589) during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date: 17.02.2025

Place: **UDHAGAMANDALAM**

AUTHORISED OFFICER
CANARA BANK

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Name and Address of the Secured Creditor: Canara Bank UDHAGAMANDALAM Branch

Name and Address of the Borrower

BORROWER	GUARANTOR
MOHANA D NO 10 DR RADHA KRISHNAN STREET TIRUTTANI 631 209	DINAKARAN K 14 A B2B TRADERS MGR STREET TIRUTTANI 631 209

Total liabilities as on 16.01.2025 : Rs.17,12,961/-(Rs.seventeen lakh twelve thousand nine hundred sixty one only) with further interest and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)

Auction Agency	M/S PSB ALLIANCE LTD (ebkray)
Website	https://baanknet.com/
Address	Corporate office: Unit 1, 3 rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	support.baanknet@psballiance.com ;
Help Desk No.	8291220220

(c) Date & Time of Auction : 25.03.2025 (Time 11.30 a.m. to 12.30 p.m.)

(d) Portal of E-Auction : <https://baanknet.com/>

5. Reserve price

Rs.15,30,000/- (Rs. Fifteen lakh thirty thousand only)

EMD Amount :Rs.1,53,000/- (Rs. One lakh fifty three thousand only)

OTHER TERMS AND CONDITIONS

- Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com/> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with branch and Authorized Officer, from 18.02.2025 till 24.03.2025 between 10.00 a.m. to 4.00 p.m.
- 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.
- EMD amount is to be paid through BAANKNET portal.
- The intending bidders should register their names at portal <https://baanknet.com/> get their User ID and password free of cost.

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- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/- 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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.
- i) 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.
- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, UDHAGAMANDALAMBranch who, as a facilitating centre, shall make necessary arrangements.
- m) For further details contact, Canara Bank, Udhagamandalam Branch (Ph.: 9442203589)
E-mail: cb16230@canarabank.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: UDHAGAMANDALAM
Date: 17.02.2025

AUTHORISED OFFICER
CANARA BANK