

COVERING LETTER TO SALE NOTICE

To

M/s. Sivapriya Modern Rice Mill Rep.by its Proprietor Sri. R. Sivanandam, 403, North Street, Rasupatty Panchayat. Thanjavur-613 403	Sri. R. Sivanandam, 2/5A1, Udayar Street, Ambalakara street, Nanjikottai, Vallundanpattu, Thanjavur-613 403
Sri. S. Rajangam (Guarantor), S/o. Sri. Singaravel Udaiyar, 404, North street, Near Pillaiyar Koil, Ravasupatti, Thanjavur-613 403	

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.

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,

AUTHORIZED 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 **17-02-2024** for recovery of **Rs. 4,31,49,907/-** (Rupees Four Crores Thirty One Lakhs Forty Nine Thousand Nine Hundred and Seven Only) due as on **31-12-2023** with further interest from 01-01-2024 + Costs & expenses to the **ARM Branch Trichy of Canara Bank** from borrower **M/s. Siva Priya Modern Rice Mill** represented by its Proprietrix **Sri. R. Sivanandam** and Guarantors **Sri. S. Rajangam**.

The reserve price for

Property - 1 : Property in the name of Sri S. Rajangam : Rs. 31,00,000/-

Property - 2 : Property in the name of Sri R. Sivanandham : Rs. 48,00,000/-

The Earnest Money Deposit for

Property - 1 : Property in the name of Sri S. Rajangam : Rs.3,10,000/-

Property - 2 : Property in the name of Sri R. Sivanandham : Rs. 4,80,000/-

The Earnest Money Deposit shall be deposited on or before **16-02-2024 till 4 pm.**

Details and full description of the property:

Property-1: Property in the name of Sri. S. Rajangam:

All the part and parcel of the property and building situated at Thanjavur District, Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Nanjikottai Vallundampattu Village in natham Old R.S. No. 114E/14B to **New R.S. No. 114E/15B**, an extent of 0.06.625 Ares on the south portion of eastern side out of total extent 0.12.5 Ares with a RCC house in the front portion along with portico Northern side East-West 5.4 mtr, North-South 5 mtr totally measuring 27 Sq.mtr and the back portion of Northern side East-West 12.5 mtr, North-South 12.4 mtr totally measuring 155

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Ref: CB ARM: TRY: SN: SIVAPRIYA MODERN RICE MILL 1231766000009, 1231766000023&1231256001068/JAN/2024/RV
Date: 12-01-2024

Sq.mtr house with Electricity connection bearing service connection No. 504, along with electric fittings Door No. 404 bounded by

North of : Enathukanpatti Road,

South of : North portion in the same survey number belongs to Ayadurai

East of : the property belonging to Soundarajan

West of : R.S.No. 14E/8C belongs to Arunachalam and Pappathi.

The property is situated within the Nanjikottai Vallundampattu Panchayat Limit.

Total Area of Land:15.44 Cents

Total Area of the Building:1782 Sqft

Property 2 in the name of Sri. R. Sivanandham:

Item No: 1

All the part and parcel of the property and structures situated at Thanjavur District, Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Nanjikottai Vallundampattu vattam, Mappillainayakkanpatti village, East street. Natham, vacant site comprised in S.No. 114E/13B having an extent of 0.06.0 (6540 Sq.ft) bounded by

South of :Veethi,

West of :Sivanandham udayar's property

East of :Saidambal's property

North of :Road.

Item No: 2

All the part and parcel of the property and structures situated at Thanjavur District, Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Nanjikottai Vallundampattu vattam, Mappillainayakkanpatti village, East street. Natham, vacant site comprised in S.No. 114E/11B having an extent of 0.20.0 (21,800 Sq.ft or 2026 Sq.mtr) bounded by

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North of : East to West Road.

West of : Sivanandham udayar's property

South of : Pillaiyarkoil and Street,

East of : kulam and Duraisamy udayar's property

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: 12-01-2024

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12-01-2024

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	<ol style="list-style-type: none">1. M/s. Sivapriya Modern Rice Mill Rep.by its Proprietor Sri. R. Sivanandam, 403, North Street, Rasupatty Panchayat. Thanjavur-613 4032. Sri. R. Sivanandam, 2/5A1, Udayar Street, Ambalakara street, Nanjikottai, Vallundanpattu, Thanjavur-613 4033. Sri. S. Rajangam (Guarantor), S/o. Sri. Singaravel Udaiyar, 404, North street, Near Pillaiyar Koil, Ravasupatti, Thanjavur-613 403
3	Total liabilities as on 31-12-2023	Rs. 4,31,49,907/- (Rupees Four Crores Thirty One Lakhs Forty Nine Thousand Nine Hundred and Seven Only) due as on 31-12-2023 with further interest from 01-01-2024 + Costs & expenses

<p>4 a) b) c) d)</p>	<p>Mode of Auction : Details of Auction service provider : Date & Time of Auction : Portal of E-Auction :</p>	<p>E- Auction Sri. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email:Praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net <u>Date : 17-02-2024</u> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://canarabank.auctiontiger.net</p>
<p>5</p>	<p>Detail Description of the property:</p>	<p><u>Property-1: Property in the name of Sri. S. Rajangam:</u> All the part and parcel of the property and building situated at Thanjavur District, Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Nanjikottai Vallundampattu Village in natham Old R.S. No. 114E/14B to New R.S. No. 114E/15B, an extent of 0.06.625 Ares on the south portion of eastern side out of total extent 0.12.5 Ares with a RCC house in the front portion along with portico Northern side East-West 5.4 mtr, North-South 5 mtr totally measuring 27 Sq.mtr and the back portion of Northern side East-West 12.5 mtr, North-South 12.4 mtr totally measuring 155 Sq.mtr house with Electricity connection bearing service connection No. 504, along with electric fittings Door No. 404 bounded by North of : Enathukanpatti Road, South of : North portion in the same survey number</p>

	<p>belongs to Ayadurai</p> <p>East of : the property belonging to Soundarajan</p> <p>West of : R.S.No. 14E/8C belongs to Arunachalam and Pappathi.</p> <p>The property is situated within the Nanjikottai Vallundampattu Panchayat Limit.</p> <p>Total Area of Land:15.44 Cents</p> <p>Total Area of the Building:1782 Sqft</p> <p><u>Property 2 in the name of Sri. R. Sivanandham:</u></p> <p><u>Item No: 1</u></p> <p>All the part and parcel of the property and structures situated at Thanjavur District, Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Nanjikottai Vallundampattu vattam, Mappillainayakkanpatti village, East street. Natham, vacant site comprised in S.No. 114E/13B having an extent of 0.06.0 (6540 Sq.ft) bounded by</p> <p>South of :Veethi,</p> <p>West of :Sivanandham udayar's property</p> <p>East of :Saidambal's property</p> <p>North of :Road.</p> <p><u>Item No: 2</u></p> <p>All the part and parcel of the property and structures situated at Thanjavur District, Thanjavur Registration District, Vallam Sub Registration District, Thanjavur Taluk, Nanjikottai Vallundampattu vattam,</p>
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		Mappillainayakkanpatti village, East street. Natham, vacant site comprised in S.No. 114E/11B having an extent of 0.20.0 (21,800 Sq.ft or 2026 Sq.mtr) bounded by North of : East to West Road. West of : Sivanandham udayar's property South of : Pillaiyarkoil and Street, East of : kulam and Duraisamy udayar's property
6	a)	Reserve Price: Property - 1 : Rs. 31,00,000/- Property - 2 : Rs. 48,00,000/-
	b)	EMD & last date of deposit of EMD : Property - 1 : Rs. 3,10,000/- Property - 2 : Rs. 4,80,000/- & 16-02-2024 <u>till 4.00 pm</u>
6	Other terms and conditions :	
	a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctions.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.
	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 <u>16-02-2024 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 M/s E - Procurement Technologies Ltd Sri. Praveen kumar Thevar ; Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net

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f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 16-02-2024 till 4.00 pm , 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 www.bankeauctions.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 E - Procurement Technologies Ltd Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
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/-. 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 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.
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.

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Date: 12-01-2024

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 E - Procurement Technologies Ltd Sri. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email : praveen.thevar@auctiontiger.net
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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: 12-01-2024

**AUTHORISED OFFICER
CANARA BANK**