

COVERING LETTER TO SALE NOTICE

To

M/s. BALAJI BUILDING PRODUCTS represented by its Proprietor

Sri. R. Balachander,
S/o. Sri. Rengamuthu,

Residing at

No. 1/266, Old No. 1/239, East Street,
KP Road, Kilumathur Village & Post,
Veppur via, Kunnam Taluk,
Perambalur District - 621717.

Mobile : 7373284926

Email : krbalachander@gmail.com

Having office at

No. 290/6,
Thirumangaliyamman Nagar,
Trichy Road, Elambalur Village,
Perambalur District - 621220.

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 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
CANARA BANK**

Enclosure - Sale Notice

SALE NOTICE

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

E-Auction Sale Notice for Sale of Movable and 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/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 **23-01-2024** for recovery of **Rs. 57,58,905/-** (Rupees Fifty Seven Lacs Fifty Eight Thousand Nine Hundred and Five Only) due as on **30-11-2023** with further interest from 01-12-2023 + Cost & Expenses to the **ARM Branch Trichy of Canara Bank** from borrower **M/s. Balaji Building Products** represented by its Proprietor **Sri. R. Balachander**.

The reserve price will be **Rs. 8,10,000/-** (Rupees Eight Lacs Ten Thousand Only) and the EMD (Earnest Money Deposit) will be **Rs. 81,000/-** (Rupees Eighty One Thousand Only).

The Earnest Money Deposit shall be deposited on or before **22-01-2024** till 4 pm.

DETAILS AND DESCRIPTION OF THE PROPERTY:

Sl. No.	Immovable property
1.	<p>All the part and parcel of the property and building situated at Perambalur District, Ariyalur Registration district, Perambalur Sub Registration District, Perambalur Taluk, Elambalur Village, Thirumangaliyamman Nagar - I, lands in Survey Nos. viz;</p> <ol style="list-style-type: none">1. S.F.No.291/2B2 measuring Acre 1.29 cents, Hec 0.52.0 Ares2. S.F.No.291/2B1 measuring Acre 1.38 Cents, Hec 0.56.0 Ares,3. S.F.No.290/6 measuring Acre 1.30 Cents, Hec 0.52.5 Ares,4. S.F.No.291/2C measuring Acre 1.33 Cents , Hec 0.54.0 Ares, <p>and thus totaling an extent of Ac.5.29 Cents (i.e. Hectares 2.14.5), which were divided into house sites and named as Thirumangaliyamman Nagar, in which a plot specifically comprised in S.F.No.290/6 measuring Ac.1.30 Cents , in which an extent of East West 40 feet on both sides, North South 43 ½ feet on Eastern side, North South 45’ feet on Western side, admeasuring an extent of 1770 square feet (i.e. 164.44 Sq.mtrs) of</p>

	<p>vacant site bearing Plot Nos. 51, 51A having the following four boundaries:</p> <p>East of 20 feet wide North South Pathway, West of Plot Nos.18, 18A, North of Kannu Nadar's land, South of Plot No.50</p> <p>The above said property is situated in Elambalur Village, in SF. No.290/6. Steel Structure Shed 1110 Sqft. Above property is in the name of Sri. Balachander</p>
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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 or Mobile No. 9489045912 during office hours on any working day.

Date: 11-12-2023
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11-12-2023:

1	Name and Address of the Secured Creditor	Canara Bank ARM Branch, Regional office Building, Royal Road, Cantonment, Trichy - 620001
2	Name and Address of the Borrower/ Guarantor	<p>M/s. BALAJI BUILDING PRODUCTS represented by it Proprietor Sri. R. Balachander, S/o. Sri. Rengamuthu, Residing at No. 1/266, Old No. 1/239, East Street, Kilumathur Vill & P, Veppur via, Kunnam Taluk, Perambalur District - 621717.</p> <p>Having office at No. 290/6, Thirumangaliyamman Nagar, Trichy Road, Elambalur Village, Perambalur District - 621220.</p>
3	Total liabilities as on 30-11-2023	Rs. 57,58,905/- (Rupees Fifty Seven Lacs Fifty Eight Thousand Nine Hundred and Five Only) due as on 30-11-2023 with further interest from 01-12-2023+ Cost

		& Expenses
4		
a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	Sri. Prabakaran M Mobile : +91-7418281709/ +91-7010067800 Email tn@c1india.com Prabakaran.malaichamy@c1india.com support@bankeauctions.com
c)	Date & Time of Auction :	Date : <u>23-01-2024</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://www.bankeauctions.com
5	Details and Description of the Property	<p>IMMOVABLE PROPERTY</p> <p>All the part and parcel of the property and building situated at Perambalur District, Ariyalur Registration district, Perambalur Sub Registration District, Perambalur Taluk, Elambalur Village, Thirumangaliyamman Nagar - I, lands in Survey Nos. viz;</p> <ol style="list-style-type: none"> 1. S.F.No.291/2B2 measuring Acre 1.29 cents, Hec 0.52.0 Ares 2. S.F.No.291/2B1 measuring Acre 1.38 Cents, Hec 0.56.0 Ares, 3. S.F.No.290/6 measuring Acre 1.30 Cents, Hec 0.52.5 Ares, 4. S.F.No.291/2C measuring Acre 1.33 Cents , Hec 0.54.0 Ares, <p>and thus totaling an extent of Ac.5.29 Cents (i.e. Hectares 2.14.5), which were divided into house sites and named as Thirumangaliyamman Nagar, in which a plot specifically comprised in S.F.No.290/6 measuring Ac.1.30 Cents , in which an extent of East West 40 feet on both sides, North South 43 ½ feet on Eastern side, North South 45' feet on Western side, admeasuring an extent of 1770 square feet (i.e. 164.44 Sq.mtrs) of vacant site bearing Plot Nos. 51,</p>

		<p>51A having the following four boundaries:</p> <p>East of 20 feet wide North South Pathway, West of Plot Nos.18, 18A, North of Kannu Nadar's land, South of Plot No.50</p> <p>The above said property is situated in Elambalur Village, in SF. No.290/6. Steel Structure Shed 1110 Sqft.</p> <p>Above property is in the name of Sri. Balachander</p>
6	Reserve Price	Rs. 8,10,000/- (Rupees Eight Lacs Ten Thousand Only)
a)		
b)	EMD & last date of deposit of EMD :	Rs. 81,000/- (Rupees Eighty One Thousand Only) & <u>22-01-2024</u> till 4pm
7.	Other terms and conditions :	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website https://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 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 favor 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>22-01-2024</u> 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 C1 India PVT LTD Mr. Prabakaran M ; Mobile : +91-7418281709 +91-7010067800 Email : tn@c1india.com Prabakaran.malaichamy@c1india.com	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <u>22-01-2024</u> till 4.00pm , to Canara Bank, Trichy ARM branch 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	

	<p>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 https://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</p> <p>M/s C1 India PVT LTD Mr. Prabakaran M ; Mobile : +91-7418281709 +91 7010067800 Email : prabakaran.malaichamy@c1india.com tn@c1india.com</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 Rs. 25,000/-. 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.</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>For sale proceeds of Rs. 50 lakhs 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.</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 or ARM Branch, Trichy who, as a facilitating centre, shall make necessary arrangements.</p>

p) For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph. No: 0431-2415607/2416067 e-mail id : cb6818@canarabank.com the service provider
M/s C1 India PVT LTD
Mr. Prabakaran M ; Mobile : +91-7418281709 | +91 7010067800
Email : prabakaran.malaichamy@c1india.com | tn@c1india.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: 11-12-2023

**AUTHORISED OFFICER
CANARA BANK**