

**MULEGUMOODU BRANCH**

**COVERING LETTER TO SALE NOTICE**

Ref: 61831400001129

Date: 02.03.2024

To

M/s Ajai Traders,  
Prop: Sri. Albright S,  
3/59F, Trivandrum Main Road,  
Kattathurai PO.,  
Kanyakumari – 629158.

Sri. Albright S  
S/o Sundaram,  
5/145A, Poovanvilai,  
Maruthoorkurichy,  
Palliyadi – 629158.

**Guarantor:**

Sri. Shajees J,  
S/o Jose Paul Raj C,  
20 156, Vayakkarai,  
Mulegumoodu – 629167.

Dear Sirs,

**Sub: Notice under Section 13(4) of the Securitization 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, I on behalf of **Canara Bank, Mulegumoodu Branch** have 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 **Mulegumoodu Branch** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

**MULEGUMOODU BRANCH**

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

  
Divisional Manager  
SREENIVASA R  
सिंडिकेट / DIVISIONAL MANAGER  
इ.स. सं. / S. P. No. : 47779

**Authorised Officer, Canara Bank**

***ENCLOSURE – SALE NOTICE***

**SALE NOTICE**

**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/ charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer Canara Bank., will be sold “As is where is”, “As is what is”, and “ Whatever there is” on **26.03.2024** for recovery of Rs.8,84,967.14/- (Rupees eight lakhs eighty four thousand nine hundred sixty seven and fourteen paisa Only) as on 02.03.2024 and further interest thereon from 03.03.2024 with further interest + cost due to the **Mulegumoodu Branch** of Canara Bank from the borrower Sri. Albright S

The reserve price for Property will be Rs.17,70,000/- (**Rupees Seventeen Lakhs Seventy Thousand Only**). The earnest money deposit for Property will be **Rs. 1,77,000/- (Rupees One Lakh Seventy Seven Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **25.03.2024** till 4 pm.

**Details and full description of the property(ies):**

**Property standing in the name of Sri. Albright S:**

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All the parts and parcel of the structures situated at Kanyakumari District, Palliyadi Sub Registration District, Kalkulam Taluk, Valvachagostam Village Re 345/3A , an extent of land measures 6 cents(including building no 5-145A) out of 10 cents in Re Sy No 345/3A having 72.49 Ares sub divided from Re Sy No 345/3 out of the property correlated to Old Sy No 1755 part 10 cents as per Sale deed 3605/2010, Owned by Sri. Albright S.

**Boundaries :**

On the North by Vacant sites of Sri. Russeldhas and Sri. George Justin.

On the South by Road

On the West by 10 feet width path and property retained by Sri. Kens Kumar& Others.

On the East by Vacant site of Sri. George Justus and Sri. Harris.

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 Canara bank **Mulegumoodu branch, Canara Bank** Ph. No. 04651-248705 or **Regional Office, Tirunelveli** 0462-2555083 during office hours on any working day.

  
 DIVISIONAL MANAGER  
 SREENIVASAR  
 क्षेत्र प्रमुख / DIVISIONAL MANAGER  
 कल, चण्ड/ S.P.No. 47779

Date : 02.03.2024

Place: Mulegumoodu

Authorised Officer

Canara Bank

**DETAILS :**

1	Name and Address of the Secured Creditor	Canara Bank, Mulegumoodu Branch, 6163A, Valvachagostam Taluk, Kalkulam, Trivandrum Main Road, Kanniyakumari-629107
2	Name and Address of the Borrower/ Guarantor	M/s Ajai Traders, Prop: Sri. Albright S, 3/59F, Trivandrum Main Road, Kattathurai PO., Kanyakumari – 629158.  Sri. Albright S S/o Sundaram, 5/145A, Poovanvilai,

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		<p>Maruthoorkurichy, Palliyadi – 629158.</p> <p>Guarantor: Sri. Shajees J, S/o Jose Paul Raj C, 20 156, Vayakkarai, Mulegumoodu – 629167.</p>
3	Total liabilities	<b>Rs.8,84,967.14/- (Rupees eight lakhs eighty four thousand nine hundred sixty seven and fourteen paise Only) as on 02.03.2024 and further interest thereon from 03.03.2024</b>
4	Mode of Auction :	E- Auction
a)	Details of Auction service provider :	<p><b>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 944480562 1) Email - eauction@ccsl.co.in <b>www.indianbankseuction.com</b></p>
b)	Date & Time of Auction :	<p>Date : <b>26.03.2024</b></p> <p>Time between 12.30 pm – 1.30 pm</p> <p>(With unlimited extension of 5 minutes duration each till the conclusion of the sale)</p>
c)	Portal of E-Auction :	<b>www.indianbankseuction.com</b>
5	Details of Properties:	<p>All the parts and parcel of the structures situated at Kanyakumari District, Palliyadi Sub Registration District, Kalkulam Taluk, Valvachagostam Village Re 345/3A , an extent of land measures 6 cents(including building no 5-145A) out of 10 cents in Re Sy No 345/3A having 72.49 Ares sub divided from Re Sy No 345/3 out of the property correlated to Old Sy No 1755 part 10 cents as per Sale deed 3605/2010, Owned by Sri. Albright S.</p> <p><b>Boundaries :</b> On the North by Vacant sites of Sri. Russeldhas and Sri. George Justin. On the South by Road</p>

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		On the West by 10 feet width path and property retained by Sri. Kens Kumar& Others. On the East by Vacant site of Sri. George Justus and Sri. Harris.
6a)	Reserve Price	<b>Rs. 17,70,000/- (Rupees Seventeen Lakhs Seventy Thousand Only)</b>
b)	EMD & last date of deposit of EMD :	<b>Rs. 1,77,000/- (Rupees One Lakh Seventy Seven Thousand Only).</b> The Earnest Money Deposit shall be deposited on or before <b>25.03.2024</b> till 4 pm.
<b>7</b>	<b>Other terms and conditions :</b>	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website <a href="http://www.bankeauction.com">www.bankeauction.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 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 favour of Authorized Officer, Canara Bank, <b>Mulegumoodu Branch</b> OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, <b>Mulegumoodu Branch, A/c No : 209272434, IFSC Code: CNRB0006183 on OR before 25.03.2024 till 4.00 pm</b>	
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. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 9444805621) Email - <a href="mailto:eauction@ccsl.co.in">eauction@ccsl.co.in</a> <b><a href="http://www.indianbankseauction.com">www.indianbankseauction.com</a></b>	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b>25.03.2024 till 4.00 PM</b> , to Canara Bank, <b>Mulegumoodu Branch</b> by hand or by email.  i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.	

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	<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="https://www.indianbankseauction.com">https://www.indianbankseauction.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</p> <p><b>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in <b>www.indianbankseauction.com</b></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.10,000/-</b> (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value). 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 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.</b></p>
l)	<p>All charges for conveyance, stamp duty/GST registration charges etc., as applicable</p>

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	shall be borne by the successful bidder only.
m)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
n)	In case there are bidders who do not have access to the internet but interested in participating <b>the e-auction, they can approach concerned Circle office or Regional Office, Tirunelveli</b> who as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Authorised Officer, Canara Bank, <b>Mulegumoodu</b> Branch (Ph. No 04651 248705) e-mail id <a href="mailto:cb16183@canarabank.com">cb16183@canarabank.com</a> .OR Regional Office (462 2555083 ) / e-mail id( <a href="mailto:crrotirunelveli@canarabank.com">crrotirunelveli@canarabank.com</a> ) the service provider <b>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003.</b> (Contact.no 9480691777/ 8880531165/ 9444805621) Email - <a href="mailto:eauction@csl.co.in">eauction@csl.co.in</a> <b><a href="http://www.indianbankseauction.com">www.indianbankseauction.com</a></b>

**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.

  
Divisional Manager  
SREENIVASA.R  
मंडल प्रबंधक / DIVISIONAL MANAGER  
पता. संख्या / S.P.No: 47779

Place: Mulegumoodu

Date: 02.03.2024

Authorised Officer

Canara Bank