

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN KUMAR INDUSTRIES / 3314.261.16 741.15 741.16 741.17
773.4 773.6 741.20 741.17 741.18 741.19/MAR/2024/RV

Date: 05-03-2024

COVERING LETTER TO SALE NOTICE

To,
M/s. KUMAR INDUSTRIES,
(Represented by its Proprietor Sri. Rajappa Rajkumar)
E 56 & 57, Developed Estate,
Thuvakudi, Trichy - 620015.

Sri. RAJAPPA RAJKUMAR
No. 73, Vin Nagar Main Road,
Vin Nagar, Kailash Nagar,
Trichy - 620019.

Smt. KALPANA RAJKUMAR (Guarantor),
W/o. Sri. R. Rajkumar,
No. 73, Vin Nagar Main Road,
Vin Nagar, Kailash Nagar, Trichy - 620019.

Dear Sir/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 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**

Enclosures : Sale Notice

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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 Authorized Officer of **ARM Branch, Trichy** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **16-04-2024** for recovery of **Rs. 39,38,46,565/-** (Rupees Thirty Nine Crores Thirty Eight Lakhs Forty Six Thousand Five Hundred and Sixty Five Only) due as on **29-02-2024** with further interest and cost thereon from 01-03-2024 to the ARM Branch Trichy of Canara Bank from borrower **M/s Kumar Industries** represented by its Proprietor **Sri. Rajappa Rajkumar** and Guarantor **Smt. Kalpana Rajkumar**.

The reserve price for

	Reserve Price	EMD Amount
Property No. 1	Rs. 37,80,000/- (Rupees Thirty Seven Lacs Eighty Thousand Only)	Rs. 3,78,000/- (Rupees Three Lacs Seventy Eight Thousand Only)
Property No. 2	Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)	Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
Property No. 3	Rs. 4,60,00,000/- (Rupees Four Crores Sixty Lakhs Only)	Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)
Property No. 4	Rs. 9,00,000/- (Rupees Nine Lacs Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)

The Earnest Money Deposit shall be deposited on or before **15-04-2024** till 4 pm

Details and full description of the property:

Property No -1:

All that parts and parcel of properties situated in Dindigul Registration District, Kodaikanal Sub Registry, **Kodaikanal Town, Srinivasapuram**, in S.F.No.399/A1,

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Door no.3/3A, New T.S.No.13 part, Block No.20, Ward D with Survey number 399/A1, an extent of 7 cents. Boundaries:

West : Property of Rajappa
North : Properties of Kumar and Yoha Narashimman
East : Property of Babu Naidu
South : Township Road

Property No. 2

A Schedule:

All the parts and parcel of properties situated in Tiruchirapalli District, Tiruchirapalli Taluk, Trichy Town, Woraiyur Sub Registration District within Trichy Corporation Limits, in Puthur Old Ward II Old TS No. 822, New ward 'E' New Block No. 13, New T.S.No.26/7 part and on T.S. No. 26/11 in the latest sub division the property lying the TS No.26/7E and TS No.26/11 Extent - 7288 sq.ft of land within the following boundaries:

North : Common Road in new T.S. No.26/7A
South : Government colony
East : T.S. No.26/7F and 26/12
West : New T.S.No.26/7D and 26/10

The Property having Door No. 54 D and measuring East to West 78' on the North, East to West 79' on the South, North to South 92'10" on both sides having total measurement of 7288 Sq. Ft. with all easementary rights and passage rights thereon.

B Schedule:

Within A Schedule property, the undivided share of 400/7288 Sq. ft in the site and the Flat having built up area 1065 Sq. ft constructed in the above said site in the second floor having No. 10 West including the car parking area bearing No. II F.A.W. **DWARAKA Apartment**, with all common rights in the pathway and in all other amenities in the entire apartments.

Property No. 3

Item 1:

All the parts and parcel of the factory land and building and other super structures, machineries situated in Tiruchirapalli Registration District,

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Tiruverumbur Sub Registration District, Tiruchiraplli Taluk, Thuvakudi Village, the land comprised in Survey No 718, Plot Nos E-56 and E-57 at Thuvakudi Industrial Estate in and measuring about 3646.17 Sq.mt bounded on the

North by : 60 feet road,
South by : Plot No.E-77
East by : Plot No E-58
West by : Plot No.E-55

Item 2:

All the parts and parcel of the factory land and building and other super structures situated in Tiruchirapalli Registration District, Tiruverumbur Sub Registration District, Tiruchiraplli Taluk, Thuvakudi Village, the land comprised in Survey No 718, Plot Nos E-58 at Thuvakudi Industrial Estate in and measuring about Acre 30.47 Cents bounded on the

North by : 60 feet road,
South by : Plot No.E-75
East by : Plot No E-59
West by : Plot No.E-57

Property No. 4

Details of the machinery:

Double Girder EOT Crane Box Type frame with 20M. Tonne Electric Wire Rope Hoist, EOT Crane Box Type Frame Centre Beam fabricated mostly using plates, Center Beam depth 700mm (Approx), EOT Crane Span : 19.5 mtr, Electric wire rope hoist, cap 20 M.T, main hoist motor, Cross Travel (CT) motor 1 & 2 of motor for Long Travel, No. of Wire Rope Falls : 6 - falls including DSL Line.

Machineries Situated at Plot No. E-56, 57 & E-58 at Thuvakudi Industrial Estate in Tiruchirapalli District and measuring about 1.41 acres comprised in Survey No. 718.

Date: 05-03-2024
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05-03-2024

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 st floor, Regional Office Building, Muthaiyah towers, Williams road, Cantonment Trichy - 620001.
2	Name and Address of the Borrower	M/s. KUMAR INDUSTRIES, (Represented by its Proprietor Sri. Rajappa Rajkumar) # E 56 & 57, Developed Estate, Thuvakudi, Trichy - 620015. Sri. RAJAPPA RAJKUMAR # No. 73, Vin Nagar Main Road, Vin Nagar, Kailash Nagar, Trichy - 620019. Smt. KALPANA RAJKUMAR (Guarantor), W/o. Sri. R. Rajkumar, No. 73, Vin Nagar Main Road, Vin Nagar, Kailash Nagar, Trichy - 620019
3	Total liabilities as on 29-02-2024	Rs. 39,38,46,565/- (Rupees Thirty Nine Crores Thirty Eight Lakhs Forty Six Thousand Five Hundred and Sixty Five Only) as on 29-02-2024 with further interest from 01-03-2024 + Cost & expenses
4	Mode of Auction :	E- Auction
a)	Details of Auction	Mr. Praveen kumar thevar Mobile : 09722778828, 09655591945 Email : Praveen.thevar@auctiontiger.net
b)	service provider :	tamilnadu@auctiontiger.net
c)	Date & Time of Auction :	Date : 16-04-2024 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://canarabank.auctiontiger.net

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5	Details and Description of the Property	<p><u>Property No -1:</u></p> <p>All that parts and parcel of properties situated in Dindigul Registration District, Kodaikanal Sub Registry, Kodaikanal Town, Srinivasapuram, in S.F.No.399/A1, Door no.3/3A, New T.S.No.13 part, Block No.20, Ward D with Survey number 399/A1, an extent of 7 cents. Boundaries:</p> <p style="padding-left: 40px;">West : Property of Rajappa North : Properties of Kumar and Yoha Narashimman East : Property of Babu Naidu South : Township Road</p> <p><u>Property No. 2</u></p> <p>A Schedule:</p> <p>All the parts and parcel of properties situated in Tiruchirapalli District, Tiruchirapalli Taluk, Trichy Town, Woraiyur Sub Registration District within Trichy Corporation Limits, in Puthur Old Ward II Old TS No. 822, New ward 'E' New Block No. 13, New T.S.No.26/7 part and on T.S. No. 26/11 in the latest sub division the property lying the TS No.26/7E and TS No.26/11 Extent - 7288 sq.ft of land within the following boundaries:</p> <p style="padding-left: 40px;">North : Common Road in new T.S. No.26/7A South : Government colony East : T.S. No.26/7F and 26/12 West : New T.S.No.26/7D and 26/10</p> <p>The Property having Door No. 54 D and measuring East to West 78' on the North, East to West 79' on the South, North to South 92'10" on both sides having total measurement of 7288 Sq. Ft. with all easementary rights and passage rights thereon.</p> <p>B Schedule:</p> <p>Within A Schedule property, the undivided share of 400/7288 Sq. ft in the site and the Flat having built up area 1065 Sq. ft constructed in the above said site in the second floor having No. 10 West including the car parking area bearing No. II F.A.W. DWARAKA Apartment, with all</p>
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	<p>common rights in the pathway and in all other amenities in the entire apartments.</p> <p><u>Property No. 3</u></p> <p><u>Item 1:</u></p> <p>All the parts and parcel of the factory land and building and other super structures, machineries situated in Tiruchirapalli Registration District, Tiruverumbur Sub Registration District, Tiruchirapalli Taluk, Thuvakudi Village, the land comprised in Survey No 718, Plot Nos E-56 and E-57 at Thuvakudi Industrial Estate in and measuring about 3646.17 Sq.mt bounded on the</p> <p>North by : 60 feet road, South by : Plot No.E-77 East by : Plot No E-58 West by : Plot No.E-55</p> <p><u>Item 2:</u></p> <p>All the parts and parcel of the factory land and building and other super structures situated in Tiruchirapalli Registration District, Tiruverumbur Sub Registration District, Tiruchirapalli Taluk, Thuvakudi Village, the land comprised in Survey No 718, Plot Nos E-58 at Thuvakudi Industrial Estate in and measuring about Acre 30.47 Cents bounded on the</p> <p>North by : 60 feet road, South by : Plot No.E-75 East by : Plot No E-59 West by : Plot No.E-57</p> <p><u>Property No. 4</u></p> <p>Details of the machinery:</p> <p>Double Girder EOT Crane Box Type frame with 20M. Tonne Electric Wire Rope Hoist, EOT Crane Box Type Frame Centre Beam fabricated mostly using plates, Center Beam depth</p>
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		700mm (Approx), EOT Crane Span : 19.5 mtr, Electric wire rope hoist, cap 20 M.T, main hoist motor, Cross Travel (CT) motor 1 & 2 of motor for Long Travel, No. of Wire Rope Falls : 6 - falls including DSL Line.		
		Machineries Situated at Plot No. E-56, 57 & E-58 at Thuvakudi Industrial Estate in Tiruchirapalli District and measuring about 1.41 acres comprised in Survey No. 718.		
6 a)	Reserve Price		Reserve Price	EMD Amount
		Property No. 1	Rs. 37,80,000/- (Rupees Thirty Seven Lacs Eighty Thousand Only)	Rs. 3,78,000/- (Rupees Three Lacs Seventy Eight Thousand Only)
		Property No. 2	Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)	Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
		Property No. 3	Rs. 4,60,00,000/- (Rupees Four Crores Sixty Lakhs Only)	Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)
		Property No. 4	Rs. 9,00,000/- (Rupees Nine Lacs Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)
b)	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before 15-04-2024 till 4.00 pm.		
7.	Other terms and conditions :			
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website www.canarabank.auctiontiger.net . 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.			

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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 15-04-2024 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 E - Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 15-04-2024 till 4.00 pm , 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 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 https://canarabank.auctiontiger.net 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 Mr. Praveen kumar Thevar ; 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.1,00,000/- . 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

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	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 is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not 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 or Trichy ARM Branch who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph.No. 0431-2416067/9489045912 E-Mail id : cb6818@canarabank.com , the service provider M/s E -Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email : praveen.thevar@auctiontiger.net

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: 05-03-2024

**AUTHORISED OFFICER
CANARA BANK**