

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref:ARM/TRY/SN/MANTEK/1223.261.14/766.5/773.52/261100009/261100015/261100016/JULY/2024/RV

Date: 09-07-2024**COVERING LETTER TO SALE NOTICE**

To:

<p>1. M/s. MANTEK ENGINEERING ENTERPRISES Represented by one of its Managing Partners Sri. K. Jhahir Hussain, No.D-74, Developed Plot Estate, Thuvakudi, Trichy - 620015</p>	<p>2. M/s. MANTEK GALVANIZERS Represented by its Proprietor Sri. K. Jhahir Hussain, No. D-75A, Developed Plot Estate, Thuvakudi, Trichy - 620015</p>
<p>3. M/s. MANTEK ELECTRODES PVT LTD., Represented by its Managing Director Sri. K. Jhahir Hussain No. D-74A, Developed Plot Estate, Thuvakudi, Trichy - 620015</p>	<p>4. M/s. MANTEK WELD AID FLUX Represented by one of its Partners Sri. K. Jhahir Hussain No.31, First Street, Gandhi Nagar, Thiruverumbur, Trichy - 620015.</p>
<p>5. Sri. K. JHAHIR HUSSAIN S/o. Sri. Kadar Oli, No.32, First Street, Gandhi Nagar Thiruverumbur, Trichy - 620013</p>	<p>6. Sri. S. SIRAJUDEEN S/o. Sri. Shahul Hameed No.16, First Street, Gandhi Nagar Thiruverumbur, Trichy - 620013</p>
<p>7. Smt. HAZEENA BARVIN J W/o. Sri. Jhahir Hussain No. 32, First Street, Gandhi Nagar, Thiruverumbur, Trichy - 620013</p>	<p>8. Smt. MUMTAJ BEGAM W/o. Sri. Askar Ali No. 9, First Street, Gandhi Nagar, Thiruverumbur, Trichy - 620013</p>
<p>9. Smt. S. SAMSATH BEGUM, W/o. Sri. Sirajudeen, No.16, First Street, Gandhi Nagar, Thiruverumbur, Trichy-620013</p>	<p>10. Sri. M. GANESAN No. 192, Kanagavel Avenue, Kannika Complex, Valavanthankottai, Trichy - 602015</p>

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

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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**

Enclosure - Sale Notice

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Date: 09-07-2024**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 **17-08-2024** for recovery of **Rs. 29,39,22,596/-** (Rupees Twenty Nine Crores Thirty Nine Lakhs Twenty Two Thousand Five Hundred and Ninety Six Only) due as on 30-06-2024 with further interest, Cost & Expenses thereon from 01-07-2024 to the ARM Branch Trichy of Canara Bank from **M/s. Mantek Weldaid Flex** represented by its Partners Sri. K Jhahir Hussain and Smt. J Hazeena Barvin, **M/s. Mantek Engineering Enterprises** represented by its Partners Sri. K Jhahir Hussain and Smt. J Hazeena Barvin, **M/s. Mantek Galvanizers** represented by its Proprietor Sri. K Jhahir Hussain, **M/s Mantek Electrodes Pvt Ltd** represented by its Managing Director Sri. K Jhahir Hussain and Directors Sri. S Sirajudeen and Smt. S Samseth Begum

The reserve price for

	Reserve Price	EMD (Earnest Money Deposit)
Property 3	Rs. 83,36,000/- (Rupees Eighty Three Lakhs Thirty Six Thousand Only)	Rs. 8,33,600/- (Rupees Eight Lakhs Thirty Three Thousand Six Hundred Only)
Property 4	Rs. 1,22,33,000/- (Rupees One Crore Twenty Two Lakhs Thirty Three Thousand Only)	Rs. 12,23,300/- (Rupees Twelve Lakhs Twenty Three Thousand Three Hundred Only)

The Earnest Money Deposit shall be deposited on or before **16-08-2024** till 4 pm

DETAILS AND FULL DESCRIPTION OF THE PROPERTY:**Property-3**

ASSET RECOVERY MANAGEMENT (ARM) Branch,
1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001.

☎ : 0431-2416067 E-Mail ID: cb6818@canarabank.com

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Date: 09-07-2024**In the name of M/s. Mantek Weld Aid Flux represented by its partners Sri. K. Jhahir Hussain and Smt J Hazeena Barvin**

All the parts and parcel of land bearing Plot and No. D-75 at Thuvakudi Industrial Estate, in Trichy Taluk and Trichy District, Thiruverumbur Sub Registration District and Registration District of Tiruchirapalli and measuring about 2698.41 square meter (0.6668 acre) comprised in Survey Number 706 part of Thuvakudi village total plinth area 14096 Sqft, bounded by

North by : Plot D 52
South by : 60' road
East by : Plot D 74
West by : Plot E 42

Having the linear measurements

East to West in the North 40.00 meter; East to West on the South 40.00 meter
North to South on the East 69.70 meter; North to South on the west 65.70 meter

And situated within the Sub-Registration District of Thiruverumbur and Registration District of Tiruchirappalli

Restricted

Property-4**In the name of M/s Mantek Engineering Enterprises represented by its Proprietor Sri. K. Jhahir Hussain**

All the parts and parcel of the land bearing Plot and D-74 at Thuvakudi Industrial Estate in Trichy Taluk and Trichy District and measuring about 38280 Sft comprised in Survey Number 706 (part) of Thuvakudi village total plinth area 15398 Sqft, bounded on the

North by : Plot D 53
South by : 60 feet road
East by : Plot D 73
West by : Plot D 75

Having the liner measurements:

East to West in the North : 174 feet ; East to West in the South : 174 feet
North to South on the East : 220 feet ; North to South on the West : 220 feet

Restricted

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And Situated within the Sub Registration District of Thiruverumbur and Registration District of Tiruchirappalli.

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 Authorised Officer, ARM Branch Trichy, Canara bank , Ph. No. 0431-2415607/ Mob.No. 9489045912 during office hours on any working day.

Date: 09-07-2024
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09-07-2024

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	<p>1. M/s. MANTEK ENGINEERING ENTERPRISES Represented by one of its Managing Partners Sri. K. Khahir Hussain, No.D-74, Developed Plot Estate, Thuvakudi, Trichy - 620015</p> <p>2. M/s. MANTEK GALVANIZERS Represented by its Proprietor Sri. K. Jhahir Hussain, No. D-75A, Developed Plot Estate, Thuvakudi, Trichy - 620015</p> <p>3. M/s. MANTEK ELECTRODES PVT LTD., Represented by its Managing Director Sri. K. Jhahir Hussain No. D-74A, Developed Plot Estate, Thuvakudi, Trichy - 620015</p> <p>4. M/s. MANTEK WELD AID FLUX Represented by one of its Partners Sri. K. Jhahir Hussain No.31, First Street, Gandhi Nagar, Thiruverumbur, Trichy - 620015.</p> <p>5. Sri. K. JHAHIR HUSSAIN</p>

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		<p>S/o. Sri. Kadar Oli, No. 32, First Street, Gandhi Nagar Thiruverumbur, Trichy - 620013</p> <p>6. Sri. S. SIRAJUDEEN S/o. Sri. Shahul Hameed, No.16, First Street, Gandhi Nagar Thiruverumbur, Trichy - 620013</p> <p>7. Smt. HAZEENA BARVIN J W/o. Sri. Jhahir Hussain No. 32, First Street, Gandhi Nagar, Thiruverumbur, Trichy - 620013</p> <p>8. Smt. MUMTAJ BEGAM W/o. Sri. Askar Ali No. 9, First Street, Gandhi Nagar, Thiruverumbur, Trichy - 620013</p> <p>9. Smt. S. SAMSATH BEGUM, W/o. Sri. Sirajudeen, No.16, First Street, Gandhi Nagar, Thiruverumbur, Trichy-620013</p> <p>10. Sri. M. GANESAN No. 192, Kanagavel Avenue, Kannika Complex, Valavanthankottai, Trichy - 602015</p>
3	Total liabilities as on 30-06-2024	Rs. 29,39,22,596/- (Rupees Twenty Nine Crores Thirty Nine Lakhs Twenty Two Thousand Five Hundred and Ninety Six Only) due as on 30-06-2024 with further interest, Cost & Expenses thereon from 01-07-2024.
4	Mode of Auction :	E- Auction
a)	Details of Auction service provider :	M/s PSB Alliance (Ebkray) Helpdesk Number: 8291220220 Email: support.ebkray@psballiance.com
b)		
c)	Date & Time of Auction :	Date : 17-08-2024 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://ebkray.in/

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5	<p>Details and Description of the Property</p>	<p><u>PROPERTY-3</u></p> <p><u>in the name of M/s Mantek Weld Aid Flux represented by its partners Sri.K. Jhahir Hussain and Smt J Hazeena Barvin</u></p> <p>All the parts and parcel of land bearing Plot and No.D-75 at Thuvakudi Industrial Estate, in Trichy Taluk and Trichy District, Thiruverumbur Sub Registration District and Registration District of Tiruchirapalli and measuring about 2698.41 square meter (0.6668 acre) comprised in Survey Number 706 part of Thuvakudi village, total plinth area 14096 Sqft, bounded by</p> <p>North by : Plot D 52 South by : 60' road East by : Plot D 74 West by : Plot E 42</p> <p>Having the linear measurements</p> <p>East to West in the North 40.00 meter East to West on the South 40.00 meter North to South on the East 69.70 meter North to South on the west 65.70 meter</p> <p>And situated within the Sub Registration District of Thiruverumbur and Registration District of Tiruchirappalli</p> <p><u>PROPERTY-4</u></p> <p><u>In the name of M/s Mantek Engineering Enterprises represented by its Proprietor Sri. K. Jhahir Hussain</u></p> <p>All the parts and parcel of the land bearing Plot and D-74 at Thuvakudi Industrial Estate in Trichy Taluk and Trichy District and measuring about 38280 sft comprised in Survey Number 706 (part) of Thuvakudi village total plinth area 15398 Sqft, bounded on the</p> <p>North by : Plot D 53</p>
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		<p>South by : 60 feet road East by : Plot D 73 West by : Plot D 75</p> <p>Having the liner measurements:</p> <p>East to West in the North : 174 feet East to West in the South : 174 feet North to South on the East : 220 feet North to South on the West : 220 feet</p> <p>And Situated within the Sub Registration District of Thiruverumbur and Registration District of Tiruchirappalli.</p>		
6	Reserve Price, EMD & last date of deposit of EMD :		Reserve Price	EMD (Earnest Money Deposit)
a)		Property 3	Rs. 83,36,000/- (Rupees Eighty Three Lakhs Thirty Six Thousand Only)	Rs. 8,33,600/- (Rupees Eight Lakhs Thirty Three Thousand Six Hundred Only)
b)		Property 4	Rs. 1,22,33,000/- (Rupees One Crore Twenty Two Lakhs Thirty Three Thousand Only)	Rs. 12,23,300/- (Rupees Twelve Lakhs Twenty Three Thousand Three Hundred Only)
<p>The Earnest Money Deposit shall be deposited on or before 16-08-2024 till 4 pm.</p>				
7.	Other terms and conditions :			
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website https://ebkray.in . 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 16-08-2024 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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220; Email: support.ebkray@psballiance.com
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 16-08-2024 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://ebkray.in 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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220; Email: support.ebkray@psballiance.com
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 above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable <u>separately by the Successful buyer.</u>
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

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	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 PSB Alliance (Ebkray); Helpdesk Number: 8291220220 ; Email: support.ebkray@psballiance.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: 09-07-2024

**AUTHORISED OFFICER
CANARA BANK**