

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB/ARM/TRY/SN/ PARAGONBOIL:3314.261.23/741.33/741.26/741.25/741.24/766.7/741.27/766.6/2024/ APR/CSH

Date: 23-04-2024

To

1. **M/s. PARAGON BOILER VESSELS PVT LTD.**
(Represented by its Directors Sri. G. Pari & Late Sri. G. Poyyamozhi)
SF. No. 436/5E, Vazhavanthankottai Village, Asoor, Trichy 620015.
2. **Sri. G. PARI**
S/o. Sri. K. Ganesamoorthy
R/o. No. 21, Haji Ismail Nagar, Thiruverumbur, Trichy-620013
3. **Sri. G. POYYAMOZHI**
S/o. Sri. K. Ganesamoorthy
(Represented by Legal Heirs)
 - a. Smt. C. Meenakshi (Spouse)
 - b. Sri. P. Arivu (Son)
 - c. Sri. P. Siddarth (Son)

Residing at below mentioned address:

No. 150, TNUDP, Anna Nagar, Trichy - 620026.

4. **Sri. G. SEKKIZHAR**
S/o. Sri. K. Ganesamoorthy
East Street, Kadaramkondan, Gangaikonda Cholapuram, Ariyalur - 612901

Other Addresses:

No. 141/A, 1 st Floor, Chidambaram Road, Chinnalayam, Jayamkondam, Ariyalur - 621802	No. 5, 3 rd Street, Pagutharivunagar (Velayuthanagar) Kumbakonam Road, Jayamkondam, Ariyalur - 621802
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5. **Sri. G. PANEERSELVAM**
S/o. Sri. K. Gurunathan
(Represented by Legal Heirs)
 - a. Smt. Malarkodi (Spouse)
 - b. Smt. Radhika (Daughter)
 - c. Sri. Shivakumar (Son)
 - d. Smt. Sivamalar (Daughter)

Residing at below mentioned addresses.

Door No. 42, B-12, Nehru Nagar, Jayamkondacholapuram Village, Udayarpalayam Taluk, Ariyalur - 621802.	No. 75, Arun Nagar, No.1 Tollgate, Thalakudi, Trichy-621216	No. 41, B-15, Plot No. 10, Nehru Nagar, Chidambaram Road, Jayamkondam Ariyalur - 621802
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- 6. Sri. K. GANESAMOORTHY**
S/o. Sri. Kuppusamy,
(Represented by Legal Heirs)
- Late Smt. Saroja
 - Sri. G. Pari (Son)
 - Sri. G. Senthamizhselvi (Son)
 - Late Sri. G. Poyyamozhi (Son)
 - Sri. G. Sekkizhar
 - Sri. G. Aravali

Residing at below mentioned addresses.

East Street, Kadaramkondan, Gangaikonda Cholapuram,
Ariyalur - 612901

Dear Sir/Madam's,

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**

Enclosure - Sale Notice

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Date: 23-04-2024

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 or Charged 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 **28-05-2024** for recovery of **Rs. 29,70,12,656/-** (Rupees Twenty Nine Crore Seventy Lacs Twelve Thousand Six Hundred and Fifty Six Only) due as on 31-03-2024 with further interest and cost thereon from 01-04-2024 to the ARM Branch Trichy of Canara Bank from M/s. Paragon Boiler Vessels Pvt Ltd represented by its Partners.

The reserve price for

Property 1 - Rs. 1,72,00,000/- (Rupees One Crore Seventy Two Lacs Only)

Property 2 - Rs. 52,00,000/- (Rupees Fifty Two Lacs Only)

Property 3 - Rs. 57,00,000 (Rupees Fifty Seven Lacs Only)

The EMD (Earnest Money Deposit) for

Property 1 - Rs. 17,20,000/- (Rupees Seventeen Lacs Twenty Thousand Only)

Property 2 - Rs. 5,20,000/- (Rupees Five Lacs Twenty Thousand Only)

Property 3 - Rs. 5,70,000/- (Rupees Five Lacs Seventy Thousand Only)

The Earnest Money Deposit shall be deposited on or before **27-05-2024** till 4 pm

Details and full description of the property:

Property No.1

All the parts and parcel of the property and structures situated at. Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Registration District, Tiruverumbur Sub Registration Office, within the limits of Valavandhankottai village, SF No.436/5E out of Acres 4.94 Cents an extent of Acres 3.69 Cents land in the name of M/s Paragon Boiler Vessels P Ltd.

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Date: 23-04-2024

Boundaries of the Property:

Item (1) - 2.69 Acres

East of N. Rengasamy Pillai land
South of Sulochana Ammal land
North of Habibullabeebi Ammal land
West of N. Rajendran land

Item (2) - 1.00 Acres

East of A K Abdul Kareem Sayabu Land
South of Sulochana Ammal land
West of The property of N.Prithiviraj
North of Habibullabeebi Ammal land
With usual pathway and other easementary rights pertaining to the property.
Within Valavanthankottai Panchayat. Present survey No.436/5E1 Hec. 1.52.0.

Property No.2

All the parts and parcel of the property and structures situated at. Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Registration District , Thiruverumbur Sub Registration Office, within the limits of Agaram village, SF No.38/3 out of 2.64 Acres an extent of 2.00 Acres, within this 1.00 Acres an extent of 0.50 Acres comprised in Re-survey SF No.38/3B part as per Re-survey in this area **Plot No. 3** as per layout plan in the Name of Mr. G. Pari.

Boundaries of the Property:

North by : Remaining land in SF No.38/3B part
South by : 20 feet East - West common layout road
East by : 20 feet North - South common layout road
West by : Plot No.2

Within this vacant site measuring East to West 40 feet on both the sides, South to North 71' on both sides, measuring in all **2840 sft** of land and together with usual pathway other easements rights pertaining the property within Trichy taluk, Ellakudi village panchayat.

Property No.3

All the parts and parcel of the property and structures situated at Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Registration District, Woraiyur Sub District, Pandamangalam village,comprised in SF.No.146/1 out of 1.12 Acres in this

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an extent of 0.50 Acres, and in this area **Plot Nos. 12 & 13** as per plotting system in the Name of Mr. G. Pari.

Boundaries of the Property:

Item No.1 (Plot No.12)

North by : Plot No.14
South by : 20 feet East - West common layout road
East by : 30 feet North - South common layout road
West by : Plot No.13

Within this the vacant site measuring East to West 30' on the North, 34' on the South, South to North 50' on the both sides, measuring in all 1600 sft.

Item No.2 (Plot No.13)

North by : Plot No.14
South by : 20 feet East - West road
East by : Plot No.12
West by : Western end of layout

Within this the vacant site measuring East to West 27' on the North, 34' on the South, South to North 50' on the both sides, measuring in all 1525 sft.

The total area of item 1 & 2 (Plot Nos 12 & 13) of vacant plot measuring **3125 sft** together with usual pathway other easements rights pertaining to the property within Trichy City Corporation.

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. 0431-2416067/ Mob.No. 9489045912 during office hours on any working day.

Date: 23-04-2024

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-04-2024

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. PARAGON BOILER VESSELS PVT LTD. (Represented by its Directors Sri. G. Pari & Late Sri. G. Poyyamozi) SF. No. 436/5E, Vazhavanthankottai Village, Asoor, Trichy 620015.</p> <p>2. Sri. G. PARI S/o. Sri. K. Ganesamoorthy R/o. No. 21, Haji Ismail Nagar, Thiruverumbur, Trichy-620013</p> <p>3. Sri. G. POYYAMOZI S/o. Sri. K. Ganesamoorthy (Represented by Legal Heirs) d. Smt. C. Meenakshi (Spouse) e. Sri. P. Arivu (Son) f. Sri. P. Siddarth (Son)</p> <p>Residing at below mentioned address: No. 150, TNUDP, Anna Nagar, Trichy - 620026.</p> <p>4. Sri. G. SEKKIZHAR S/o. Sri. K. Ganesamoorthy East Street, Kadaramkondan, Gangaikonda Cholapuram, Ariyalur - 612901</p> <p>Other Addresses:</p> <table border="1" data-bbox="614 1657 1506 1881"> <tr> <td data-bbox="614 1657 1061 1881">No. 141/A, 1st Floor, Chidambaram Road, Chinnavalayam, Jayamkondam, Ariyalur - 621802</td> <td data-bbox="1061 1657 1506 1881">No. 5, 3rd Street, Pagutharivunagar (Velayuthanagar) Kumbakonam Road, Jayamkondam, Ariyalur - 621802</td> </tr> </table>		No. 141/A, 1 st Floor, Chidambaram Road, Chinnavalayam, Jayamkondam, Ariyalur - 621802	No. 5, 3 rd Street, Pagutharivunagar (Velayuthanagar) Kumbakonam Road, Jayamkondam, Ariyalur - 621802
No. 141/A, 1 st Floor, Chidambaram Road, Chinnavalayam, Jayamkondam, Ariyalur - 621802	No. 5, 3 rd Street, Pagutharivunagar (Velayuthanagar) Kumbakonam Road, Jayamkondam, Ariyalur - 621802				

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		<p>5. Sri. G. PANEERSELVAM S/o. Sri. K. Gurunathan (Represented by Legal Heirs) e. Smt. Malarkodi (Spouse) f. Smt. Radhika (Daughter) g. Sri. Shivakumar (Son) h. Smt. Sivamalar (Daughter)</p> <p>Residing at below mentioned addresses.</p> <table border="1" data-bbox="614 763 1490 1061"> <tr> <td data-bbox="614 763 983 1061">Door No. 42, B-12, Nehru Nagar, Jayamkondacholapuram Village, Udayarpalayam Taluk, Ariyalur - 621802.</td> <td data-bbox="983 763 1222 1061">No. 75, Arun Nagar, No.1 Tollgate, Thalakudi, Trichy-621216</td> <td data-bbox="1222 763 1490 1061">No. 41, B-15, Plot No. 10, Nehru Nagar, Chidambaram Road, Jayamkondam Ariyalur - 621802</td> </tr> </table> <p>6. Sri. K. GANESAMOORTHY S/o. Sri. Kuppusamy, (Represented by Legal Heirs) g. Late Smt. Saroja h. Sri. G. Pari (Son) i. Sri. G. Senthamizhselvi (Son) j. Late Sri. G. Poyyamozi (Son) k. Sri. G. Sekkizhar l. Sri. G. Aravali</p> <p>Residing at below mentioned addresses.</p> <p>East Street, Kadaramkondan, Gangaikonda Cholapuram, Ariyalur - 612901</p>	Door No. 42, B-12, Nehru Nagar, Jayamkondacholapuram Village, Udayarpalayam Taluk, Ariyalur - 621802.	No. 75, Arun Nagar, No.1 Tollgate, Thalakudi, Trichy-621216	No. 41, B-15, Plot No. 10, Nehru Nagar, Chidambaram Road, Jayamkondam Ariyalur - 621802
Door No. 42, B-12, Nehru Nagar, Jayamkondacholapuram Village, Udayarpalayam Taluk, Ariyalur - 621802.	No. 75, Arun Nagar, No.1 Tollgate, Thalakudi, Trichy-621216	No. 41, B-15, Plot No. 10, Nehru Nagar, Chidambaram Road, Jayamkondam Ariyalur - 621802			
3	Total liabilities as on 31/03/2024	Rs. 29,70,12,656/- (Rupees Twenty Nine Crore Seventy Lacs Twelve Thousand Six Hundred and Fifty Six Only) as on 31/03/2024 with further interest from 01/04/2024 + expenses			
4	Mode of Auction : a) Details of Auction b) service provider :	E- Auction Mr. Praveen kumar thevar Mobile : 09722778828, 09655591945			

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c)	Date & Time of Auction :	<p>Email : Praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net</p> <p>Date : 28-05-2024 Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)</p>
d)	Portal of E-Auction :	<p>https://canarabank.auctiontiger.net</p>
5	Details and Description of the Property:	<p><u>Property No. 1</u></p> <p>All the parts and parcel of the property and structures situated at. Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Registration District, Tiruverumbur Sub Registration Office, within the limits of Valavandhankottai village, SF No.436/5E out of Acres 4.94 Cents an extent of Acres 3.69 Cents land in the name of M/s Paragon Boiler Vessels P Ltd.</p> <p><u>Boundaries of the Property:</u></p> <p><u>Item (1) - 2.69 Acres</u></p> <p>East of N. Rengasamy Pillai land South of Sulochana Ammal land North of Habibullabeebi Ammal land West of N. Rajendran land</p> <p><u>Item (2) - 1.00 Acres</u></p> <p>East of A K Abdul Kareem Sayabu Land South of Sulochana Ammal land West of The property of N.Prithiviraj North of Habibullabeebi Ammal land</p> <p>With usual pathway and other easementary rights pertaining to the property. Within Valavanthankottai Panchayat. Present survey No.436/5E1 Hec. 1.52.0.</p>

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	<p><u>Property No.2</u></p> <p>All the parts and parcel of the property and structures situated at. Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Registration District , Thiruverumbur Sub Registration Office, within the limits of Agaram village, SF No.38/3 out of 2.64 Acres an extent of 2.00 Acres, within this 1.00 Acres an extent of 0.50 Acres comprised in Re-survey SF No.38/3B part as per Re-survey in this area plot No.3 as per layout plan in the Name of Mr. G. Pari.</p> <p><u>Boundaries of the Property:</u></p> <p>North by : Remaining land in SF No.38/3B part South by : 20 feet East - West common layout road East by : 20 feet North - South common layout road West by : Plot No.2</p> <p>Within this vacant site measuring East to West 40 feet on both the sides, South to North 71' on both sides, measuring in all 2840 sft of land and together with usual pathway other easements rights pertaining the property within Trichy taluk, Ellakudi village panchayat.</p> <p><u>Property No.3</u></p> <p>All the parts and parcel of the property and structures situated at Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Registration District, Woraiyur Sub District, Pandamangalam village, comprised in SF.No.146/1 out of 1.12 Acres in this an extent of 0.50 Acres, and in this area Plot Nos. 12 & 13 as per plotting system in the Name of Mr. G. Pari.</p> <p><u>Boundaries of the Property:</u></p> <p><u>Item No. 1 (Plot No. 12)</u></p> <p>North by : Plot No.14 South by : 20 feet East - West common layout road East by : 30 feet North - South common layout road West by : Plot No.13</p> <p>Within this the vacant site measuring East to West 30' on</p>
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		<p>the North, 34' on the South, South to North 50' on the both sides, measuring in all 1600 sft.</p> <p><u>Item No.2 (Plot No.13)</u></p> <p>North by : Plot No.14 South by : 20 feet East - West road East by : Plot No.12 West by : Western end of layout</p> <p>Within this the vacant site measuring East to West 27' on the North, 34' on the South, South to North 50' on the both sides, measuring in all 1525 sft.</p> <p>The total area of item 1 & 2 (Plot Nos 12 & 13) of vacant plot measuring 3125 sft together with usual pathway other easements rights pertaining to the property within Trichy City Corporation.</p>
6a)	Reserve Price	<p>Property 1 - Rs. 1,72,00,000/- (Rupees One Crore Seventy Two Lacs Only)</p> <p>Property 2 - Rs. 52,00,000/- (Rupees Fifty Two Lacs Only)</p> <p>Property 3 - Rs. 57,00,000 (Rupees Fifty Seven Lacs Only)</p>
b)	EMD & last date of deposit of EMD :	<p>Property 1 - Rs. 17,20,000/- (Rupees Seventeen Lacs Twenty Thousand Only)</p> <p>Property 2 - Rs. 5,20,000/- (Rupees Five Lacs Twenty Thousand Only)</p> <p>Property 3 - Rs. 5,70,000/- (Rupees Five Lacs Seventy Thousand Only)</p> <p>The Earnest Money Deposit shall be deposited on or before 27-05-2024 till 4 pm</p>
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	

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	Officer. The property will be sold on “As is where is”, “As is what is” and “Whatever there is”.
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 27-05-2024 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 27-05-2024 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 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

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	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 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: 23-04-2024

**AUTHORISED OFFICER
CANARA BANK**