

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

COVERING LETTER TO SALE NOTICE

To,

1. **M/s. S KUMAR ENGINEERING INDUSTRIES (Factory Unit - II)**
(Represented by its partners **Sri. P. Senthilkumar & Sri. P. Saravankumar**)
No. D-39 & D-40, Developed Plots Estate,
Thuvakudi, Trichy - 620015; Phone - 0431-2501717
2. **Sri. P. SENTHILKUMAR (Partner)**
S/o. Sri. Rangaswamy Panneer Selvam
R/o. No. 172/24, 7th Street,
VOC Nagar, Thuvakudi Malai PO, Trichy Rural,
Trichy - 620022. Mobile - 9715227227
3. **Sri. P. SARAVANKUMAR (Partner)**
S/o. Sri. Rangaswamy Panneer Selvam
R/o. No. 172/24, 7th Street, VOC Nagar, Thuvakudi,
Trichy - 620022; Mobile - 9740061994 / 9444227227

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 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

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

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 **25-02-2025** for recovery of **Rs. 85,39,37,783/-** (Rupees Eighty Five Crores Thirty Nine Lakhs Thirty Seven Thousand Seven Hundred and Eighty Three Only) due as on 31-12-2024 with further interest and cost thereon from 01-01-2025 to the ARM Branch Trichy of Canara Bank from **M/s. S Kumar Engineering Industries**(represented by its Partners Sri. P. Senthil Kumar and Sri. P. Saravanakumar)

The reserve price for

Details	Reserve Price	EMD Amount
Property No. 1	Rs. 5,35,00,000/- (Rupees Five Crores Thirty Five Lacs Only)	Rs. 53,50,000/- (Rupees Fifty Three Lacs Fifty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **24-02-2025** till 4 pm

Details and full description of the property:

Property No. 1:

Standing in the name of M/s. S Kumar Engineering Industries (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar) - Doc No. 2927/2015

Item 1:

All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in **SF No. 394 and 395** converted into industrial plots, in this the plot bearing **Plot No. D-38**, measuring east west on both sides 284 feet x north south on both sides 198 equal to 56232 square feet or **Ac 1.29 cents** of land together with the buildings and superstructures thereon bearing Plot No. D-38 Developed Plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

Boundaries of the Property:

North by 60 feet Wide East West Road,
South by Plot No. D-39,
East by Plot No. C-10,
West by 40 feet wide link Road.
Situated within the limits of Thuvakudi Municipality.

Item 2:

All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in **SF No. 388 part & 415 part** converted into industrial plots, in this the plot bearing **Plot No. D-39**, measuring **Ac 1.29 cent** of land together with the buildings and superstructures between thereon bearing Door No. Plot No. D-39, Developed plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:

Boundaries of the Property:

North by Plot No. D-38,
South by Plot No. D-40,
East by Plot No. C-10,
West by 80 feet Wide SIDCO Road.

Situated within the limits of Thuvakudi Municipality.

Item 3:

All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village industrial estate developed plots the lands comprised in **SF No. 388 part & 415 part** converted into industrial plots, in this the plot bearing **Plot No. D-40**, measuring east west on the north 284 feet on the south 287 feet x north south on the east 197 feet on the west 230 feet Equal to 61476 square feet or **Ac 1.41 cents** Equal to 5711.26 square meter of land together with the buildings and superstructures between thereon bearing plot No. D-40 developed plots, SIDCO industrial estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

Boundaries of the Property:

North by Plot No. D-39 ; South by 80 feet Wide SIDCO Road,
East by Plot No. C-10 ; West by 40 feet Wide link Road.

Situated within the limits of Thuvakudi Municipality.

Total Extent 3.99 acres and industrial shed of 67614 sqft.

Date: 21-01-2025

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21-01-2025

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. S KUMAR ENGINEERING INDUSTRIES (Factory Unit - II) (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar) No. D-39 & D-40, Developed Plots Estate, Thuvakudi, Trichy - 620015 Phone - 0431-2501717 Email id - skumarenggindus@gmail.com</p> <p>2. Sri. P. SENTHIL KUMAR (Partner) S/o. Sri. Rangaswamy Panneer Selvam R/o. No. 172/24, 7th Street, VOC Nagar, Thuvakudi Malai PO, Trichy Rural, Trichy - 620022. Mobile - 9715227227</p> <p>3. Sri. P. SARAVAN KUMAR (Partner) S/o. Sri. Rangaswamy Panneer Selvam R/o. No. 172/24, 7th Street, VOC Nagar, Thuvakudi, Trichy - 620022 Mobile - 9740061994 / 9444227227</p>

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

3	Total Liabilities as on 31-12-2024	Rs. 85,39,37,783/- (Rupees Eighty Five Crores Thirty Nine Lakhs Thirty Seven Thousand Seven Hundred and Eighty Three Only) due as on 31-12-2024 with further interest and cost thereon from 01-01-2025.
4	Mode of Auction :	E- Auction
a)	Details of Auction service provider :	M/s PSB Alliance (BAANKNET) Helpdesk Number: 8291220220 Email: support.baanknet@psballiance.com
b)	Date & Time of Auction :	Date : <u>25-02-2025</u> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
c)	Portal of E-Auction:	https://baanknet.com
d)		
5	Details and Description of the Property	<p><u>Property No. 1:</u></p> <p>Standing in the name of M/s. S Kumar Engineering Industries (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar) - Doc No. 2927/2015</p> <p>Item 1:</p> <p>All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in SF No. 394 and 395 converted into industrial plots, in this the plot bearing <u>Plot No. D-38</u>, measuring east west on both sides 284 feet x north south on both sides 198 = 56232 square feet or Ac 1.29 cents of land together with the buildings and superstructures thereon bearing Plot No. D-38 Developed Plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by 60 feet Wide East West Road, South by Plot No. D-39, East by Plot No. C-10,</p>

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

	<p>West by 40 feet wide link Road. Situating within the limits of Thuvakudi Municipality.</p> <p>Item 2:</p> <p>All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in SF No. 388 part & 415 part converted into industrial plots, in this the plot bearing <u>Plot No. D-39</u>, measuring Ac 1.29 cent of land together with the buildings and superstructures between thereon bearing Door No. Plot No. D-39, Developed plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by Plot No. D-38, South by Plot No. D-40, East by Plot No. C-10, West by 80 feet Wide SIDCO Road.</p> <p>Situating within the limits of Thuvakudi Municipality.</p> <p>Item 3:</p> <p>All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village industrial estate developed plots the lands comprised in SF No. 388 part & 415 part converted into industrial plots, in this the plot bearing <u>Plot No. D-40</u>, measuring east west on the north 284 feet on the south 287 feet x north south on the east 197 feet - on the west 230 feet = 61476 square feet or Ac 1.41 cents = 5711.26 square meter of land together with the buildings and superstructures between thereon bearing plot No. D-40 developed plots, SIDCO industrial estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:</p>
--	---

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

		<p><u>Boundaries of the Property:</u></p> <p>North by Plot No. D-39 ; South by 80 feet Wide SIDCO Road, East by Plot No. C-10 ; West by 40 feet Wide link Road.</p> <p>Situated within the limits of Thuvakudi Municipality.</p> <p>Total Extent 3.99 acres and industrial shed of 67614 sqft.</p>		
6	Reserve Price	Details	Reserve Price	EMD Amount
a)		Property No. 1	Rs. 5,35,00,000/- (Rupees Five Crores Thirty Five Lacs Only)	Rs. 53,50,000/- (Rupees Fifty Three Lacs Fifty Thousand Only)
	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before <u>24-02-2025</u> till 4 pm.		
7.	Other terms and conditions :			
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <u>https://baanknet.com</u> 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 in E-Wallet of M/s PSB Alliance Private Limited (Baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." on or before <u>24-02-2025</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 PSB Alliance (Baanknet) ; Helpdesk Number: 8291220220; Email: support.baanknet@psballiance.com			
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <u>24-02-2025</u> 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,			

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

	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://baanknet.com 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 (Baanknet) ; Helpdesk Number: 8291220220 ; Email: support.baanknet@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 separately by the Successful buyer.
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 e-mail id : cb6818@canarabank.com the service provider: M/s.PSB Alliance(Baanknet);8291220220/7046612345/6354910172/989 2219848/8160205051;Email:support.baanknet @psballiance.com;

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER /JAN/2025/RV

Date: 21-01-2025

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: 21-01-2025

**AUTHORISED OFFICER
CANARA BANK**

Internal