



**ARM BRANCH, MADURAI
COVERING LETTER TO SALE NOTICE**

Ref: ARM MDU SN 356 SYEDHAMEDKABEER 2023-24 SSR

Date: 16/12/2023

To

- 1) **Sri. P. Syed Ahammed Kabeer,**
C/o Samsudeen Bunglow,
Near R.M.T.C Depot,
Cumbum, - 625516.
Theni District.

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, that authorized officer on behalf of **Canara Bank, Cumbum 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 **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.

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

Yours faithfully, कृते केनरा बैंक / For CANARA BANK

Authorised Officer, Authorised Officer / प्राधिकृत अधिकारी
Canara Bank ए और एम शाखा, मदुरै / ARM Branch, Madurai.

ENCLOSURE – SALE NOTICE



ARM BRANCH MADURAI

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 possession of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23/01/2024** for recovery of **Rs.1,04,58,587.29** (Rupees One Crore Four Lakhs Fifty Eight Thousand Five Hundred Eighty Seven and Paise Twenty Nine only) as on 30/11/2023 and further interest from 01/12/2023 + cost due to the ARM Branch, Madurai of Canara Bank from **Borrower, Sri. P. Syed Ahammed Kabeer.**

The reserve price for Property No.1 will be **Rs.60,00,000/-** (Rupees Sixty Lakhs only)

The earnest money deposit for Property No.1 will be **Rs.6,00,000/-** (Rupees Six Lakhs only)

The reserve price for Property No.2 will be **Rs.96,00,000/-** (Rupees Ninety Six Lakhs only)

The earnest money deposit for Property No.2 will be **Rs.9,60,000/-** (Rupees Nine Lakhs Sixty Thousand only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 22/01/2024.**

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

Property No: 1

All the part and parcel of cardamom land situated at Kerala state, Idukki district, Kattappana Sub District Udumbanchola Taluk, Kattappana Village, Kanavakuzhi Thavalam, Acre 3-30 Cent Cardamom Land in Survey No. 72/1.

the Boundaries of the property are as follows :

North : Land of Kamrudeen

East : Land of M.S.Abudagir etc

South : Land of Sulthana Nazeera

West : Land of Ragavan

Within the boundaries, the total extent of the property is Acre 3-30 Cents Cardamom land with all usual rights.



Property No: 2

All the part and parcel of cardamom land situated at Kerala state, Idukki district, Udumbanchola Taluk, Kattappana Village, Kadamakuzhy Thavalam, Acre 5 - 28 ½ Cent Cardamom Land in Re Survey No. 259/1, 259/3, 259/5 and Old Survey No. 130/3 (Acre 3 – 19 Cent) Old Survey No. 72/2 (Acre 2 – 9 ½ Cent), the Boundaries of the property are as follows :

North : Property of Sri. Joseph Poovathumoottil.

East : Lava Estate.

South : Pathway and Property of Sri. Shahul Hameed.

West : Nedumkandam Road.

The total extent of the property is Acre 5 – 28 ½ Cents

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 Chief Manager, Canara Bank, ARM Branch, Madurai (Ph. No. 0452-2335348 Cell No. 94890 46509) during office hours on any working day.

Date: 16/12/2023

Place: Madurai

कृते केनरा बैंक / For CANARA BANK

Authorised Officer / प्राधिकृत अधिकारी
ए आर एम शाखा, मद्रास / ARM Branch, Madurai.
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16/12/2023

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, First Floor, Circle Office, St. Mary's Campus, East Veli Street, Madurai – 625 001
2	Name and Address of the Borrower/Guarantor	1) Sri. P. Syed Ahammed Kabeer , S/o. Sri. M. A. N. Pakkir Mohamed, 11 – A, Periyapallivasal Street, Cumbum, Theni - 625516.
3	Total liabilities as on 30/11/2023	Rs.1,04,58,587.29 (Rupees One Crore Four Lakhs Fifty Eight Thousand Five Hundred Eighty Seven and Paise Twenty Nine only) as on 30/11/2023 and further interest from 01/12/2023 + cost
4 a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.co.in
c)	Date & Time of Auction :	Date: 23/01/2024 & 11.00 a.m. to 12.00 p.m.
d)	Portal of E-Auction :	https://indianbankseauction.com
5 a)	Reserve Price	The reserve price for Property No.1 will be Rs.60,00,000/- (Rupees Sixty Lakhs only) The earnest money deposit for Property No.1 will be Rs.6,00,000/- (Rupees Six Lakhs only) The reserve price for Property No.2 will be Rs.96,00,000/- (Rupees Ninety Six Lakhs only) The earnest money deposit for Property No.2 will be Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand only)
b)	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 22/01/2024.
6.	Other terms and conditions :	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website https://indianbankseauction.com 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, ARM Branch, Madurai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Madurai. Sundry Liabilities A/c No.209272434, IFSC Code: CNRB0006291 on or before 4.00 p.m. of 22/01/2024.	
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	




	<p>M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauktion@gmail.com, https://eauction@ccsl.co.in</p>
f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 4.00 p.m. of 22/01/2024 to Canara Bank, ARM Branch, Madurai by hand or by email.</p> <ul style="list-style-type: none"> 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)	<p>The intending bidders should register their names at portal https://indianbankseauction.com and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider. For further details contact Authorised Officer, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452 -2335348, Cell No. 94890 46509) E-mail id : cb6291@canarabank.com OR the service provider</p> <p>M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauktion@gmail.com, https://eauction@ccsl.co.in</p>
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.25,000/- (Rupees Twenty Five Thousand Only) 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 or on the next working day 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/her shall be forfeited by the Authorised Officer without any notice and the property shall forthwith be put up for sale again.
k)	For sale proceeds of Rs. 50.00 Lakhs (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.
l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable 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 at any time without assigning any reason thereof.



n)	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 ARM Branch Madurai branch who, as a facilitating center, shall make necessary arrangements.
o)	For further details contact Authorised Officer, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452 -2335348, Cell No. 94890 46509) E-mail id : cb6291@canarabank.com OR the service provider M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauktion@gmail.com, https://eauktion@ccsl.co.in
<p style="text-align: center;"><u>SPECIAL INSTRUCTION/CAUTION</u></p> <p>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.</p>	

Date: 16/12/2023
Place: Madurai

कृते केनरा बैंक/ For CANARA BANK


Authorised Officer / अधिकृत अधिकारी
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.
Authorised Officer
Canara Bank