

PERIYAKULAM BRANCH
COVERING LETTER TO SALE NOTICE

Ref: 65138240001583

Date: 30/08/2023

To

1) Panjawarnam K (Mortgagor & Borrower) S/O Vellaiyan Malakamakkapatti Vaduhapatti Periyakulam 625603, Ph: 918940447679	2) Karunanithi V (Co Borrower) S/O Vellachamy No. 106/3 Melakamakkapatti V Aduhapatti Periyakulam 625603, ph: 8940447679	Eswaran C (Guarantor) S/O Chittappadevar NO. 28 Keela St Melakamakkapatti Vadugapatti, Periyakulam 625603, ph: 919790352476
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Dear Sirs,

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, I on behalf of Canara Bank PERIYAKULAM 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 PERIYAKULAM Branch of 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,

Authorised Officer

Canara Bank

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/physical possession of which has been taken by the Authorised Officer of PERIYAKULAM of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **21/09/2023** for recovery of **Rs. 18,97,907/- (Rupees Eighteen Lakh Ninety Seven Thousand Nine Hundred and Seven Only)** as on **31/07/2023** and further interest there on from **01/08/2023** + cost due to the Periyakulam of Canara Bank from Panjawarnam K.

The reserve price will be **Rs. 1375000/- (Rupees Thirteen Lakh Seventy Five Thousand only)** and the earnest money deposit will be **Rs.137500/- (Rupees One Lakh Thirty Seven Thousand Five Hundred only)**. The Earnest Money Deposit shall be deposited on or before **20/09/2023** at 4 pm.

Details and full description of the property:

Theni District - Periyakulam RD., Periyakulam No. 1 Joint Sub-D., Periyakulam Taluk, in Thamaraikulam village, bearing house site patta No.3281 comprised in old Natham S.No 1283/4 corresponding to new Natham S.No.1283/37 measuring 3330.6 sq.ft of vacant site in plot No.4 where a house property situates in ward No3, Melakkkapatti bearing Door No.710f house Assessment No.857 bounded on:

North : House of Ponnuchamy

South : Pethansamy Temple

West: Vacant Land of Ponnuchamy

East : Jallipatti – Kamakkapatti Main Road

Within these boundaries measuring East-west 61 feet, North-South 54.6 feet, totally 3330.6 feet (309.42 sq.mtr) of vacant site and out of this extent, East-west 38.6 feet, North-South 25.6 feet totally 988.16 sq.ft (91.80 sq.mtr) of RCC roofed residential building constructed on the ground floor with entrance, doors, windows superstructure and the said house is installed with power supply connection under S C No.523.008.233 and provided with water facility and right of pathway and other customary and conventional right.

Date: 30/08/2023

Place: PERIYAKULAM

Authorised Officer

CANARA BANK

DETAILS:

1	Name and Address of the Secured Creditor	Canara Bank Periyakulam(e Syndicate) No 1.4.84 A, Cumbum main road, Opp to pavalam theatre.Thenkarai, Periyakulam, Theni -625601
2	Name and Address of the Borrower/ Guarantor	Panjawarnam K , S/O Vellaiyan Malakamakpatti Vaduhapatti Periyakulam 625603, Ph: 918940447679
3	Total liabilities	Rs. 18,97,907/- (Rupees Eighteen Lakh Ninety Seven Thousand Nine Hundred and Seven Only) as on 31/07/2023 and further interest there on from 01/08/2023 + cost
4	a) Mode of Auction :	E- Auction
	b) Details of Auction service provider :	M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@csl.co.in (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	c) Date & Time of Auction :	Date : 21/09/2023

d)	Portal of E-Auction :	Time between 12.30 pm – 1.30 pm www.indianbankseauction.com
5	Details of Properties:	<p>Theni District - Periyakulam RD., Periyakulam No. 1 Joint Sub-D., Periyakulam Taluk, in Thamaraikulam village, bearing house site patta No.3281 comprised in old Natham S.No 1283/4 corresponding to new Natham S.No.1283/37 measuring 3330.6 sq.ft of vacant site in plot No.4 where a house property situates in ward No3, Melakkkapatti bearing Door No.71of house Assessment No.857 bounded on:</p> <p>North : House of Ponnuchamy South : Pethansamy Temple West: Vacant Land of Ponnuchamy East : Jallipatti – Kamakkapatti Main Road</p> <p>Within these boundaries measuring East-west 61 feet, North-South 54.6 feet, totally 3330.6 feet (309.42 sq.mtr) of vacant site and out of this extent, East-west 38.6 feet, North-South 25.6 feet totally 988.16 sq.ft (91.80 sq.mtr) of RCC roofed residential building constructed on the ground floor with entrance, doors, windows superstructure and the said house is installed with power supply connection under S C No.523.008.233 and provided with water facility and right of pathway and other customary and conventional right.</p>
6	Reserve Price	Rs. 1375000/- (Rupees Thirteen Lakh Seventy Five Thousand only).
a)	EMD &	The EMD will be Rs.137500/- (Rupees One Lakh

b)	last date of deposit of EMD :	Thirty Seven Thousand Five Hundred only). The Earnest Money Deposit shall be deposited on or before 20/09/2023 at 4 pm.
7	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website 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.	
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, PERIYAKULAM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank PERIYAKULAM Branch, Collection A/c No 209272434 IFSC Code:CNRB0001017 on or before 20/09/2023 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. Canbank Computer ServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 20/09/2023 4.00 PM, to Canara Bank, PERIYAKULAM Branch, by hand or by email. <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)	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. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@csl.co.in
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.10, 000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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. 50,00,000/- (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 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 Periyakulam branch who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact MANAGER, Canara Bank, PERIYAKULAM Branch (Ph. No... 9489046323) e-mail id : cb1017@canarabank.com .OR the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in
<u>SPECIAL INSTRUCTION/CAUTION</u> 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: PERIYAKULAM

Date: 30/08/2023

Authorised Officer

CanaraBank