

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN SRI R NATHAN TRADERS /3027.261.25 & 3 OTHERS//SRI APR GINNING MILL/3027.261.26 & 4 OTHERS/AMUDHA /3027.619.40/FEB/2025/RV
Date: 25-02-2025

COVERING LETTER TO SALE NOTICE

To:

<u>M/s. SRI APR GINNING MILLS</u>	
M/s. SRI APR GINNING MILLS (Borrower) Rep by partners 1. SRI. P. Rajendran & 2. Smt. R. Amudha, D. No. 381/1, Ayyanar Kovil Thottam, Byepass Road, Appamasamuthiram Post Attur, Salem - 636 108 Mobile: 9443471704	SRI. P. RAJENDRAN, (Partner and Mortgagor) S/o. Sri. Pachamuthu, D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108 Mobile: 9443471704
SMT. R. AMUDHA, (Partner & Mortgagor) W/o. Sri. Rajendran P, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704	
<u>M/s. SRI R NATHAN TRADERS:</u>	
M/s. SRI R NATHAN TRADERS Rep by its proprietrix: Smt. R. Amudha, D. No. 153, Salem Road, Narasingapuram, Attur, Salem - 636 108 Mobile: 9443471704	SMT. R. Amudha (Proprietor & Mortgagor) W/o. Sri. Rajendran P, D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108 ; Mobile: 9443471704
SRI. P. RAJENDRAN, (Guarantor) S/o. Sri. Pachamuthu, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704.	
<u>SMT. AMUDHA (HOUSING LOAN):</u>	
SMT. R. AMUDHA, (Borrower) W/o. Sri. Rajendran P, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704.	SRI. P. RAJENDRAN (Co-Borrower) S/o. Sri. Pachamuthu, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704.

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.

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN SRI R NATHAN TRADERS /3027.261.25 & 3 OTHERS//SRI
APR GINNING MILL/3027.261.26 & 4 OTHERS/AMUDHA /3027.619.40/FEB/2025/RV
Date: 25-02-2025

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

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Date: 25-02-2025

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 **18-03-2025** for of **Rs. 5,61,83,402/- (Rupees Five Crores Sixty One Lakhs Eighty Three Thousand Four Hundred and Two Only)** i.e., - Rs. 2,11,98,497/- for M/s. SRI APR GINNING MILLS + Rs. 3,45,94,488/- for M/s.SRI R NATHAN TRADERS) + Rs. 3,90,417/- for Smt. R. AMUDHA) due as on 31-01-2025 with further interest from 01-02-2025 + Costs & expenses to the ARM Branch Trichy of Canara Bank from borrowers **1. M/s. SRI APR GINNING MILLS**, represented by its Partners **Sri. P. Rajendran & Smt. R. Amudha. 2. M/s. SRI R NATHAN TRADERS** Represented by its Proprietor **Smt. R. Amudha** and Guarantor **Sri. P. Rajendran 3. Smt. R. Amudha (Borrower) and Sri. P Rajendran (Co-Borrower)**

The reserve price for

Property	Reserve Price	EMD Amount
Property No. 1	Rs. 1,44,02,000/- (Rupees One Crore Forty Four Lakhs Two Thousand Only)	Rs. 14,40,200/- (Rupees Fourteen Lakhs Forty Thousand Two Hundred Only)
Property No. 2	Rs. 31,13,000/- (Rupees Thirty One Lakhs Thirteen Thousand Only)	Rs. 3,11,300/- (Rupees Three Lakhs Eleven Thousand Three Hundred Only)
Property No. 3	Rs. 1,61,21,000/- (Rupees One Crore Sixty One Lakhs Twenty One Thousand Only)	Rs.16,12,100/- (Rupees Sixteen Lakhs Twelve Thousand One Hundred Only)

The Earnest Money Deposit shall be deposited on or before **17-03-2025** till 4 pm

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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APR GINNING MILL/3027.261.26 & 4 OTHERS/AMUDHA /3027.619.40/FEB/2025/RV
Date: 25-02-2025

Details and full description of the property:

PROPERTY No. 1 :

All that part and parcel of Land and Building in Salem East Registration District, Attur Sub Registration District, Attur Taluk, Appamasamuthiram Village lands in

- 1) S.No 381/1 Nanja measuring Acre 1.00 from out of Acre 2.00 bounded by :

On the East of the land of Venkadachalam Son of Muruga Padaiyachi,
On the West of the remaining land of Pichamuthu ,
On the North of the land of 0.04 Cents in S.No 381/1 and well portion and
remaining land of 0.20 Cents in S.No 381/1,
On the South of the another land of Rajendran within boundary only Acre
1.00.

- 2) S.No 381/1 Nanja measuring Acre 00.04 Cents from out of Acre 2.00
bounded by :

On the East of the land of the remaining land of Acre 0.20 Cents in S.No
381/1 and well portion land ,
On the West of the land of Pichamuthu and well Portion land,
On the North of the common channel and land of Chezhiyan,
On the South of the land of Rajendran Acre 1.00 in S.No 381/1 within
boundary only Acre 00.04.

- 3) S.No 381/1 Nanja measuring Acre 0.02 ½ Cents from out of Acre 2.00
including a 2/5 share with one well fitted with 7.5 HP Electric Motor
Pumpset with Service Connection No. 65 with all deposits with all rights
bounded by : On the East, West and North of the land of Rajendran Acre
0.04 Cents in S.No 381/1, South of the land of Rajendran Acre 1.00 in S.No
381.

Total Extent is Acre 1.06 ½ Cents with all mamool pathway through and other
easementary rights attached thereto. Total area of the land taken for valuation
Acre 1.05 Cents

PROPERTY No. 2 :

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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APR GINNING MILL/3027.261.26 & 4 OTHERS/AMUDHA /3027.619.40/FEB/2025/RV
Date: 25-02-2025

All that part and parcel of Land (Vacant plot) in Salem East Registration District, Attur Sub Registration District, Attur Taluk, Narasingapuram Village S.No.97/1 Dry measuring Acre 0.65 Cents House plot Ward No 4, Vali Vettu Angamuthu Street bounded by :

On the West by East - West 20 Feet common road,
On the East by common place,
On the South by land of Murugan,
On the North by the land of Amutha

within boundary East - West on the both side 47 Feet, South - North on the both side 23 Feet, Total 1081 Sq.ft with all easementary rights attached thereto. The property is situated within the Municipal limit of Narasingapuram.

PROPERTY No. 3 :

ITEM NO 1

All that part and parcel of Land and Building in Salem East Registration District, Attur Sub - Registration District, Attur Taluk, Narasingapuram Village, Natham Survey No 97/2, New Survey No 430/5, Ward No.4, Valivettu Angamuthu Street, a Thatched House bearing Door No 22/23, Tax Assessment No.869, measuring East - West both side 34 Feet, South - North western side 41 Feet, South - North eastern side 34 Feet total 1987 ½ Sq.ft. bounded by

East of the property of Amutha,
West of the house of Alikhan Bai,
South of the house of P.Rajendran ,
North of the Vacant site of R.Amutha and Srinivasa Chettiar

Including a Thatched house (East - West both side 43 Feet, South North both side 23 feet, total extent is 989 Sq.ft) electrified with 1A S.C. No.559-002-920, Water Tap Connection No. 000779 with all mamool pathway and other easementary rights attached thereto. Total extent is **1987 ½ Sq.feet.**

ITEM NO II

All that part and parcel of Land and Building in Salem East Registration District, Attur Sub - Registration District, Attur Taluk, Narasingapuram Village , Ward No.4, Valiveethu Angamuthu Street, 0.61 Cents in Survey No. 97/1 this land converted in to house site plots in this plot No 13 , measuring East - West northern side 47 feet, East - West southern side 45 feet, South- North eastern side 31 ½ , South - North Western side 31 Feet, Feet total 1437 ½ Sq.ft. bounded by

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East of the East - West 20 feet breadth south north common road;
West of the Temple property;
North of the property of Perumal Naicker ;
South of the remaining property of R. Amudha;

with all mamool pathway and other easementary rights attached thereto. Total Extent is **1437 ½ Sq.Feet.**

Item No I & II Total Extent is **3425 Sq.Feet.** The properties are situated within in the Municipal Limit of Narasingapuram

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, Canara bank, ARM Branch, Ph. No. 0431-2416067 / 9489045912** during office hours on any working day.

Date: 25-02-2025
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-02-2025

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	<u>M/s. SRI APR GINNING MILLS:</u> 1.M/s. SRI APR GINNING MILLS,(Borrower) Represented by its Partner: 1. Sri. P. Rajendran & 2. Smt. R. Amudha, D. No. 381/1, Ayyanar Kovil Thottam, Byepass Road, Appamasamuthiram Post Attur, Salem - 636 108; Mobile: 9443471704

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		<p>2 SRI. P. RAJENDRAN, (Partner and Mortgagor) S/o. Sri. Pachamuthu, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704</p> <p>3 SMT. R. AMUDHA, (Partner & Mortgagor) W/o. Sri. Rajendran P, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704</p> <p><u>M/s. SRI R NATHAN TRADERS:</u></p> <p>1. M/s. SRI R NATHAN TRADERS, (Borrower) Represented by its Proprietrix Smt. R. Amudha, D. No. 153, Salem Road, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704</p> <p>2. SMT. R. AMUDHA (Proprietrix & Mortgagor) W/o. Sri. Rajendran P, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704</p> <p>3. SRI. P. RAJENDRAN, (Guarantor) S/o. Sri. Pachamuthu, D. No. 24, VALI VEETU ANGAMUTHU ST, NARASINGAPURAM, ATTUR, SALEM - 636 108; Mobile: 9443471704.</p> <p><u>SMT. AMUDHA HOUSING LOAN:</u></p> <p>1. SMT. R. AMUDHA, (Borrower) W/o. Sri Rajendran P, R/o. D. No. 24, Vali Veetu Angamuthu St, narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704.</p> <p>2. SRI. P. RAJENDRAN (Co-Borrower)</p>
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		S/o. Sri. Pachamuthu, R/o. D. No. 24, Vali Veetu Angamuthu St, Narasingapuram, Attur, Salem - 636 108; Mobile: 9443471704.
3	Total liabilities as on 31-01-2025	Rs. 5,61,83,402/- (Rupees Five Crores Sixty One Lakhs Eighty Three Thousand Four Hundred and Two Only) i.e., - Rs. 2,11,98,497/- for M/s. SRI APR GINNING MILLS + Rs. 3,45,94,488/- for M/s.SRI R NATHAN TRADERS) + Rs. 3,90,417/- for Smt. R. AMUDHA) due as on 31-01-2025 with further interest from 01-02-2025 + Costs & expenses
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)		
c)	Date & Time of Auction :	Date : 18-03-2025 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://baanknet.com
5	Details and Description of the Property	<u>PROPERTY No. 1 :</u> All that part and parcel of Land and Building in Salem East Registration District, Attur Sub Registration District, Attur Taluk, Appamasamuthiram Village lands in 1) <u>S.No 381/1 Nanjameasuring</u> Acre 1.00 from out of Acre 2.00 bounded by : On the East of the land of Venkadachalam Son of Muruga Padaiyachi, On the West of the remaining land of Pichamuthu , On the North of the land of 0.04 Cents in S.No 381/1 and well portion and remaining land of 0.20 Cents in

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		<p>S.No 381/1, On the South of the another land of Rajendran within boundary only Acre 1.00.</p> <p>2) S.No 381/1 Nanja measuring Acre 00.04 Cents from out of Acre 2.00 bounded by :</p> <p>On the East of the land of the remaining land of Acre 0.20 Cents in S.No 381/1 and well portion land , On the West of the land of Pichamuthu and well Portion land, On the North of the common channel and land of Chezhiyan, On the South of the land of Rajendran Acre 1.00 in S.No 381/1 within boundary only Acre 00.04.</p> <p>3) S.No 381/1 Nanja measuring Acre 0.02 ½ Cents from out of Acre 2.00 including a 2/5 share with one well fitted with 7.5 HP Electric Motor Pumpset with Service Connection No. 65 with all deposits with all rights bounded by : On the East, West and North of the land of Rajendran Acre 0.04 Cents in S.No 381/1, South of the land of Rajendran Acre 1.00 in S.No 381.</p> <p>Total Extent is Acre 1.06 ½ Cents with all mamool pathway through and other easementary rights attached thereto. Total area of the land taken for valuation Acre 1.05 Cents</p> <p><u>PROPERTY No. 2 :</u></p> <p>All that part and parcel of Land (Vacant plot) in Salem East Registration District, Attur Sub Registration District, Attur Taluk, Narasingapuram Village S.No.97/1 Dry measuring Acre 0.65 Cents House plot Ward No 4, Vali Vettu Angamuthu Street bounded by :</p> <p>On the West by East - West 20 Feet common road, On the East by common place, On the South by land of Murugan, On the North by the land of Amutha</p> <p>within boundary East - West on the both side 47 Feet, South - North on the both side 23 Feet, Total 1081 Sq.ft with all easementary rights attached thereto. The property</p>
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Date: 25-02-2025

	<p>is situated within the Municipal limit of Narasingapuram.</p> <p><u>PROPERTY No. 3 :</u></p> <p><u>ITEM NO 1</u></p> <p>All that part and parcel of Land and Building in Salem East Registration District, Attur Sub - Registration District, Attur Taluk, Narasingapuram Village, Natham Survey No 97/2, New Survey No 430/5, Ward No.4, Valivettu Angamuthu Street, a Thatched House bearing Door No 22/23, Tax Assessment No.869, measuring East - West both side 34 Feet, South - North western side 41 Feet, South - North eastern side 34 Feet total 1987 ½ Sq.ft. bounded by</p> <p>East of the property of Amutha, West of the house of Alikhan Bai, South of the house of P.Rajendran , North of the Vacant site of R.Amutha and Srinivasa Chettiar</p> <p>Including a Thatched house (East - West both side 43 Feet, South North both side 23 feet, total extent is 989 Sq.ft) electrified with 1A S.C. No.559-002-920, Water Tap Connection No. 000779 with all mamool pathway and other easementary rights attached thereto. Total extent is 1987 ½ Sq.feet.</p> <p><u>ITEM NO II</u></p> <p>All that part and parcel of Land and Building in Salem East Registration District, Attur Sub - Registration District, Attur Taluk, Narasingapuram Village , Ward No.4, Valiveethu Angamuthu Street, 0.61 Cents in Survey No. 97/1 this land converted in to house site plots in this plot No 13 , measuring East - West northern side 47 feet, East - West southern side 45 feet, South- North eastern side 31 ½ , South - North Western side 31 Feet, Feet total 1437 ½ Sq.ft. bounded by</p> <p>East of the East - West 20 feet breadth south north common road, West of the Temple property,</p>
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		North of the property of Perumal Naicker, South of the remaining property of R.Amudha with all mamool pathway and other easementary rights attached thereto. Total Extent is 1437 ½ Sq.Feet. Item No I & II Total Extent is 3425 Sq.Feet. The properties are situated within in the Municipal Limit of Narasingapuram		
6	Reserve Price	Property	Reserve Price	EMD Amount
a)		Property No. 1	Rs. 1,44,02,000/- (Rupees One Crore Forty Four Lakhs Two Thousand Only)	Rs. 14,40,200/- (Rupees Fourteen Lakhs Forty Thousand Two Hundred Only)
b)	EMD & last date of deposit of EMD :	Property No. 2	Rs. 31,13,000/- (Rupees Thirty One Lakhs Thirteen Thousand Only)	Rs. 3,11,300/- (Rupees Three Lakhs Eleven Thousand Three Hundred Only)
		Property No. 3	Rs. 1,61,21,000/- (Rupees One Crore Sixty One Lakhs Twenty One Thousand Only)	Rs.16,12,100/- (Rupees Sixteen Lakhs Twelve Thousand One Hundred Only)
		The Earnest Money Deposit shall be deposited on or before 17-03-2025 till 4 pm.		
7.	Other terms and conditions :			
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website https://baanknet.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 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 17-03-2025 till 4.00 pm.			
e)	Intending bidders shall hold a valid digital signature certificate and e-mail address.			

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Date: 25-02-2025

	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 17-03-2025 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://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

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	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. PSBalliance (Baanknet); 8291220220 / 7046612345 /6354910172/ 9892219848 / 8160205051; Email: support.baanknet @ psballiance.com;
<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: Trichy
Date: 25-02-2025

**AUTHORISED OFFICER
CANARA BANK**