



Coimbatore Saibaba Colony Branch (1239)
108/109, NSR Road, Saibaba Colony, Sangapur, Coimbatore-641011
Ph: 9489043440, Mail:cb1239@canarabank.com

Ref: 1238/SN/Rajan Milk Dairy/MAY 28/2025-26/PM

Date: 08-05-2025

To

M/s Rajan Milk Dairy proprietorship firm represented by proprietor (Mr.Raju @ Rajan) 3/184, Chetti Thottam , Mettupalayam Road, Ottarpalayam Annur, Coimbatore – 641653	Mr.Raju @ Rajan (Guarantor) S/o (late) Chinna Karuppa Gounder, 184,Chetti thottam, Ottarpalayam, Annur Tk, Coimbatore 641 653.
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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, I on behalf of Canara Bank **Coimbatore Saibaba colony (1239)** have taken Symbolic 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 **Coimbatore Saibaba colony (1239)** 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 there under, 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

ENCLOSURE – SALE NOTICE



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E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken Symbolic possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider (Bank Asset Auction Network) (BAANKET) through the website <https://baanknet.com/>.

1.Name and Address of the Secured Creditor:

Coimbatore Saibaba colony (1239)
108/109, NSR Road, Saibaba Colony,
Sangapur, Coimbatore-641011
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2.Name and Address of the Borrower:

M/s Rajan Milk Dairy proprietorship firm represented by proprietor (Mr.Raju @ Rajan) 3/184,Chetti Thottam Mettupalayam Road, Ottarpalayam Annur, Coimbatore – 641653	Mr.Raju @ Rajan S/o late Chinna Karuppa Gounder, 184,Chetti thottam, Ottarpalayam, Annur Tk Coimbatore 641 653.
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3. Total liabilities as on 05/05/2025 : Rs.26,02,701.09/- (Rupees Twenty Six Lakhs Two Thousand Seven Hundred And One And Paise Nine Only) + further interest & charges thereon.

4. Last Date & Time for receipt of EMD documents: 28/05/2025 ; upto 10.00AM.

5. Address in which the EMD document to be submitted:

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6. (a) Date & Time of e- auction: Date : 28/05/2025, Time 11.30 am to 12.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) Portal of e- auction: <https://baanknet.com/>

7. Details of Property/ies:



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S No.	Immovable property	Owner of the property
1.	<p><u>ITEM 1</u></p> <p>In Coimbatore Registration District, in Annur Sub Registration District, in Avinashi Taluk, in Oddarpalayam Village, in S.F.No.167 of an extent of Punja Acres 4.36, in this the property situated within the following boundaries</p> <p>North of Common Passage and Common Well; East of the property belongs to Ramana Gounder, West of the property belongs to Subbian, Chinniya Gounder, and South of East West Pallavari;</p> <p>Within the above the property of an extent of Punja 17 cents allotted for Cart Track, in this undivided common share of an extent of Punja 4 Cents;</p> <p>Further</p> <p>North of the property belongs to Subbian in S.F.No.250; East of North South Common Uthi; West of the property belongs to Masiriathal and others; and South of the Well and Vari; Within the above the property of an extent of Punja 17 cents allotted for Cart Track, in this undivided common share of an extent of Punja 4 Cents;</p> <p>Thus totaling the properties of an extent of Punja 8 Cents of land situated as per the new sub division S.F.Nos.167/1A, 1B, 1F;</p> <p>Further the property includes common 5/12th share on the Eastern Half portion of the Well situated in S.F.Nos. 167 and 170, its accessories, its 7.5 HP Electricity Motor Pump Set, its Electricity Service Connection bearing number 125, in this common 5/12th share.</p> <p><u>ITEM 2</u></p> <p>In Coimbatore Registration District, in Annur Sub Registration District, in Avinashi Taluk, in Oddarpalayam Village, in S.F.No.250 of an extent of Punja Acres 2.67, in this the property situated within the following boundaries.</p> <p>North of the property described hereunder, East of 15 feet wide North South Cart Track;</p>	<p>Mr.Raju @ Rajan S/o late Chinna Karuppa Gounder</p>



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	<p>West of 10 feet wide Cart Tract described hereunder and cattle shed belongs to Ganesan and others; and South of East West Common Passage;</p> <p>Within the above the property of an extent of Punja 12 cents allotted for Farm House and Kalam, in this Southern half portion of an extent of Punja 6 Cents situated as per the new Sub Division S.F No.250/2C, the property includes 11.2 Meter East West and 5.2 Meter North South and ad measuring 38.24 Square Meter of Mangalore Tiled Farm House and 17.2 Meter East West and 4 Meter North South and ad measuring 68.8 Square Meter of Cattle Shed constructed on the Southern portion and thus totaling 127.04 Square Meter of buildings, its accessories. The property bearing door number 3/184. The property includes electricity service connection bearing number 22 and its security deposits. The property includes 10 feet wide North South Passage of an extent of Punja 1 cent, leading to East West Common Passage</p> <p>Further</p> <p>North of 31 Cents of land described hereunder, East of the property belongs to Loganathan, West of the 12 cents of land described supra; and South of East West Passage:</p> <p>Within the above the 15 feet wide East West Cart Track of an extent of Punja 2 cents, in this common undivided share of an extent of Punja 1 Cent;</p> <p>Further</p> <p>North of the lands in S.F.No.252/1A; East of the property belongs to Loganathan; West of the property belongs to Subbian and others; and South of the Farm House and Kalam described supra</p> <p>Within the above the property of an extent of Punja 31 cents of lands:</p> <p>Further</p> <p>North of the lands belongs to Muthulakshmi, Loganathan, Rajan and others; East of North South Passage, West of the lands belongs to Muthulakshmi, Loganathan, Rajan and others; and South of the lands belongs to N.Ramana Gounder and others,</p>	
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	<p>Within the above the Cart Track of an extent of Punja 13 cents, in this common undivided 1/4th share of an extent of Punja 3 ¼ Cents:</p> <p>Further</p> <p>North of East West Common Passage in S.F.No 252/1:</p> <p>East of the lands belongs to R.Chinnia Gounder: West of the lands belongs to Muthulakshmi, Loganathan, Rajan and others; and</p> <p>South of East West Common Passage;</p> <p>Within the above the Cart Track of an extent of Punja 8 cents, in this common undivided 1/4th share of an extent of Punja 2 Cents,</p> <p>Thus totaling the properties of an extent of Punja 44 ¼ cents of lands, Tharam Rs.0.60, situated as per the new sub division S.F.No.250/2C of an extent of Punja Hectare 0.17.5</p> <p><u>ITEM 3</u></p> <p>In Coimbatore Registration District, in Annur Sub Registration District, in Avinashi Taluk, in Oddarpalayam Village, in S.F.No.252 of an extent of Punja Acres 7.02, Tharam Rs.9.62, in this the property situated within the following boundaries</p> <p>North of the property belongs to Seethalakshmi; East of the property belongs to Loganathan, West of the property belongs to Subbian and others; and South of the lands and Common Passage belongs to Muthulakshmi, Loganathan, Rajan and others;</p> <p>Within the above the property of an extent of Punja 84 cents of lands, Tharam Rs.1.15;</p> <p>Further</p> <p>North of the lands belongs to Muthulakshmi, Loganathan, Rajan and others; East of the lands sold by Lakshumakkal; West of the lands belongs to Muthulakshmi, Loganathan, Rajan and others; and South of the property belongs to R.Chinnia Gounder,</p> <p>Within the above the Cart Track of an extent of Punja 2 Cents;</p>	
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	<p>Further</p> <p>North of North South Passage; East of the lands belongs to Lakshumakkal and others; West of the lands belongs to Muthulakshmi, Loganathan, Rajan and others; and South of East West Common Cart Track</p> <p>Within the above the Cart Track of an extent of Punja 11 Cents and totaling the Cart Track of an extent of Punja 13 cents, in this common undivided 1/4th share of an extent of Punja 3 ¼ Cents;</p> <p>Thus totaling the properties of an extent of Punja 87 ¼ cents of lands situated as per the new sub division S.F.No.252/1B2 of an extent of Punja Hectare 0.32.5 or Punja 80 cents and the Cart Track situated as per the new sub division S.F.No.252/1A of an extent of Punja Hectare 0.05.0;</p> <p>Thus totaling the properties of an extent of Punja Acres 1.39 ½ of lands include all improvements already made and to be made from time to time. The properties are situate within the limits of Oddarpalayam Village Panchayat.</p> <p>Door No: 3/184 Property Assessment No:275 EB SC no.22</p>	
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8. Reserve Price:

Reserve Price is fixed at **Rs.1,92,00,000/- (Rupees One Crore Ninety Two Lakhs Only)**

EMD & last date of deposit of EMD:

EMD: Rs.19,20,000/- (Rupees Nineteen Lakhs And Twenty Thousand Only)

Deposit of EMD on or before **28/05/2025 upto 10.00 AM.**

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- The property will be sold in **“as is where is and as is what is”** basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.
- 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.



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c. The property can be inspected, with Prior Appointment with Authorised Officer, on any working day on or before **26/05/2025** between **10.00 am to 5.00 pm**.

d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

e. 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 28/05/2025 upto 10.00 AM.

f. Intending bidders please contact the service provider **"M/s.BANK ASSET AUCTION NETWORK (BAANKNET) (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:Support.BAANKNET@psballiance.com), (Address: Unit 1, 3rd Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East, Mumbai, Maharastra-400037)"**., Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider.

g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28/05/2025 upto 10.00 AM** to Canara Bank, **COIMBATORE SAI BABA COLONY (1239)** by hand or by email.

- (1) Demand Draft/Pay order/Challan Copy towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) 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.
- (3) Bidders Name. Contact No. Address, E Mail Id.
- (4) Bidder's A/c details for online refund of EMD.

h. 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.BANK ASSET AUCTION NETWORK (BAANKNET) (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:Support.BAANKNET@psballiance.com), (Address: Unit 1, 3rd Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East, Mumbai, Maharastra-400037)"**.

i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-(Rupees fifty thousand only)**. The bidder who submits the highest bid (not below 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.



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k. 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 within the period stated above, 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.

l. All charges for conveyance, stamp duty and 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 Regional office or **COIMBATORE SAIBABA COLONY (1239)** branch who as a facilitating centre shall make necessary arrangements.

o. For further details contact : **The Manager, COIMBATORE SAIBABA COLONY (1239), 108/109, NSR Road, Saibaba Colony, Sangapur, Coimbatore-641011 Ph: 9489043440, Mail:cb1239@canarabank.com** or the service provider "M/s. BANK ASSET AUCTION NETWORK (BAANKNET) (M/s PSB Alliance Pvt. Ltd), (Contact No.9442203574 , Email:Support.BAANKNET@psballiance.com), (Address: Unit 1, 3rd Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East, Mumbai, Maharashtra-400037)".

p. For sale proceeds of Rs.50,00,000/- (Rupees Fifty lakhs only) and above, the successful bidder will have to remit TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

q. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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: COIMBATORE
Date : 07-05-2025

AUTHORISED OFFICER
CANARA BANK