



ARM BRANCH MADURAI

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer ARM Madurai Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **05/03/2024** for recovery of **Rs. 8,49,52,773.24** (Rupees Eight Crores Forty Nine Lakhs Fifty Two Thousand Seven Hundred Seventy Three and Paise Twenty Four Only) as on 31/12/2023 with further interest from 01/01/2024 + cost due to the ARM Branch, Madurai of Canara Bank from **Smt. R. Kasammal, Legal Heir of Late Sri. K. Rajavadivu and Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam.**

The reserve price for **Property No.1** will be **Rs.1,95,00,000/-** (Rupees One Crore Ninety Five Lakhs only)

The earnest money deposit for **Property No.1** will be **Rs.19,50,000/-** (Rupees Nineteen Lakhs Fifty Thousand only)

The reserve price for **Property No.2** will be **Rs.19,00,000/-** (Rupees Nineteen Lakhs only)

The earnest money deposit for **Property No.2** will be **Rs.1,90,000/-** (Rupees One Lakh Ninety Thousand only)

The reserve price for **Property No.3** will be **Rs.8,00,000/-** (Rupees Eight Lakhs only)

The earnest money deposit for **Property No.3** will be **Rs.80,000/-** (Rupees Eighty Thousand only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 05/03/2024.**

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

Property No.1

Item No: 1

All that part and parcel of Land and Building existing and /or to be constructed thereon shown hereunder together with easementary and appurtenant thereto at Madurai Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10, now Corporation Ward No. 16, North Madurai, Sellur Village, T.S. No.1403/1 Comprising Site and Super Structure identified as portion of **Door No. 2** to an extent of 2048.75 Sq. feet of property abounded by :

Boundaries:



North : Common Wall and house of Mr. Rajavadivu, Mr. Pounraj & Mr. Ukkirapandi.
South : 20 feet wide Muthiahah Padithurai Road.
East : Common Wall and House of Mrs. Kasammal.
West : House of Mr. K. Perumal and Factory premises of Mr. Pitchairaman.

Measuring

East - West on Northern Side 27 ½ feet
East - West on Southern Side 27 ½ feet
North – South on Eastern Side 74 ½ feet
North – South on Western Side 74 ½ feet
Totally 2048.75 Sq. feet.

Item No: 2

All that part and parcel of Land and Building existing and /or to be constructed thereon shown hereunder together with easementary and appurtenant thereto at Madurai Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10, now Corporation Ward No. 14, North Madurai, Sellur Village, T.S. No.1403/1 Comprising Site and Super Structure identified as portion of **Door No. 11** to an extent of 1501.50 Sq. feet of property abounded by:

Boundaries:

North : ThiruvappudaiyarKovilmudaliyar 3rd street.
South : Common Wall and Property of R. Vasantha.
East : Common Wall and Property of K. Chandramohan.
West : Pichairaman vagaiyara Dyeing factory building.

Measuring

East - West on Northern Side 28 ½ feet
East - West on Southern Side 27 ½ feet
North – South on Eastern Side 56 feet
North – South on Western Side 57 ¼ feet
Totally 1501.50 Sq. feet.

Item No: 3

All that part and parcel of the land and building existing and / or to be constructed thereon mentioned hereunder together with Easementary Rights and appurtenant thereto Madurai Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10 at Present Corporation Ward No. 16, North Madurai Sellur Village, T.S. No.1403/B, **Door No. 2A** In that **Northern portion** is Abounded by:

North :Thiruveppudaiyarkovilmudaliyar 3rd street.
South : Common Wall and Property of Mrs. R. Kasammal.
East : House of Mr. Soundararajan
West : Common wall and property of Smt. Chandra.

Measuring

East – West on Northern Side 32 ½ feet
East – West on Southern Side 35 ¼ feet
North – South on Eastern Side 75 ¾ feet
North – South on Western Side 72 ¼ feet



Totally 1766 ¼ Sq. ft.

Item No: 4

All that part and parcel of the land and building existing and / or to be constructed thereon mentioned hereunder together with Easementary Rights and appurtenant thereto Madurai Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10 at Present Corporation Ward No. 16, North Madurai Sellur Village, T.S. No.1403/B, **Door No. 2A** In that **Southern portion** is Abounded by:

North : Comman Wall & House of Mr. K. Chandramohan.
South : Muthaiah Chettiyar Padithurai Road and Cross lane.
East : Wall and Property sold by Mrs. Deivendra Ammal.
West : Common wall and M.R.S. Mani Vagaiyara Property.

Measuring

East - West on Northern Side 22 ¼ feet
East - West on Southern Side 22 ¼ feet
North – South on Eastern Side 59 feet 10 ½ Inches.
North – South on Western Side 59 feet 4 ½ Inches.
Totally 1327 Sq. ft.

Property No.2

All that part and parcel of the Land and Building at Madurai Registration District, Chokkikulam Sub Registration District, , TS No. 2153, Door No. 7 thiruvapudaiyar kovil west mada street, comprising site and Superstructure abounded by:

North : House of Mrs. Jeyamani Ammal in T.S. No. 2152
South : Property of Mr. Veerappa chettiar In T.S. No. 2154
East : Thiruvappudaiyar Kovil West Mada Street
West : Property in T.S. No. 2149

Measuring

East - West on Northern Side 60 feet
East - West on Southern Side 60 feet
North – South on Eastern Side 20 feet
North – South on Western Side 20 feet
Totally 1200 Sq. ft.

Property No.3

All that part and parcel of the Land and Building at Periyakulam Registration District, Sindhupatti Sub Registration District, Poruppumettupatti Village, Ward No. 1, Natham S. No. 36/2 Comprising Hectare 3.07.0 Acres. In that a portion measuring 801 Sq. feet comprising site and superstructure erected thereupon abounded by:

North : Property of Sri. Karuppa thevar
South: House of Sri. Gurunathan and Vacant site of Mr. Murugan
East : Property of Sri. Karuppa Thevar.
West : North – South Road

Measuring



East - West Side 36 feet
North – South Side 22 ¼ feet
Totally 801 Sq. ft. with all its appurtenances etc.,

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).

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Place : Madurai
Date : 31/01/2024

Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/01/2024

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, First Floor, East Veli Street, Madurai - 625 001.
2	Name and Address of the Borrower (s)/ Guarantor(s)	<p>1) Smt. Muthupandiammal (Legal Heir of Late Sri. K. Rajavadiyu) S/o Sri. Karupathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002.</p> <p>2) Smt. Sivaranjani @ Muthulakshmi (Legal Heir of Late Sri. K. Rajavadiyu) D/o Mr. Rajavadiyu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002.</p> <p>3) Sri. K R Balamurugan (Legal Heir of Late Sri. K. Rajavadiyu) S/o Mr. Rajavadiyu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002.</p> <p>4) Smt. R. Saranya (Legal Heir of Late Sri. K. Rajavadiyu) D/o Mr. Rajavadiyu (late), 5 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002.</p> <p>5) Smt. R. Kasammal W/o Mr. Ramar No. 4, Mela Mada Street, Sellur, Madurai – 625002.</p> <p>6) Smt. Karuthammal (Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam) W/o. Sri. Mookiah. 4, Thiruvappudaiyar koil, Melamada Street, Sellur, Madurai – 625002.</p> <p>7) Smt. Muthu @ Muthulakshmi (Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam) D/o Sri. Karupathevar (late), 4, Thiruvappudaiyar Koil Street, Melamada Street, Sellur, Madurai – 625002.</p> <p>8) Sri. K. Pounraj (Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam) S/o Sri. Karupathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002.</p> <p>9) Sri. K. Ukkirapandi (Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam) S/o Sri. Karupathevar (late), No. 4, Behind Thiruvappudayar kovil,</p>



		<p>Sellur, Madurai – 625002.</p> <p>10) Sri. R. Thangapandi (Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam) S/o Sri. Karupathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002.</p> <p>11) Sri. S. R. Thangaraman (Legal Heir of Late Sri. Karupathevar and Smt. Muthupakkiam) S/o. Sri. Ramar 2A Muthaiah Chettiyar Padithurai Road, Sellur, Madurai – 625002.</p>
3	Total liabilities as on 31/12/2023	Rs. 8,49,52,773.24 (Rupees Eight Crores Forty Nine Lakhs Fifty Two Thousand Seven Hundred Seventy Three and Paise Twenty Four Only) with further interest from 01/01/2024 + cost due to the ARM branch Madurai of Canara Bank.
4a)	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 :	05/03/2024 & 11.00 a.m. to 12.00 p.m.
d)	Portal of E-Auction :	https://indianbankseauction.com
5a)	Reserve Price	The reserve price for Property No.1 will be Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs only)
b)	EMD & last date of deposit of EMD:	<p>The earnest money deposit for Property No.1 will be Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand only)</p> <p>The reserve price for Property No.2 will be Rs.19,00,000/- (Rupees Nineteen Lakhs only)</p> <p>The earnest money deposit for Property No.2 will be Rs.1,90,000/- (Rupees One Lakh Ninety Thousand only)</p> <p>The reserve price for Property No.3 will be Rs.8,00,000/- (Rupees Eight Lakhs only)</p> <p>The earnest money deposit for Property No.3 will be Rs.80,000/- (Rupees Eighty Thousand only)</p> <p>The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 04/03/2024.</p>
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 Authorised Officer, ARM Branch, Madurai.
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 Authorised Officer, Canara Bank, ARM Branch Madurai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Madurai. Sundry Liabilities A/c No. 209272434, IFSC Code: CNRB0006291 on or before 4.00 p.m. of 04/03/2024 .
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 M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://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 4.00 p.m. of 04/03/2024 to Canara Bank, ARM Branch, Madurai 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://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 M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.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 multiples 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 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 Canara Bank, ARM Branch, Madurai who as a facilitating centre, 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://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.	

कृते कनरा बैंक / For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Authorised Officer
Canara Bank

Place : Madurai
Date : 31/01/2024