

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN RAVI STRUCTURALS / 3314773000018/ 3314755000015/
3314261000004 /JULY/2024/RV **Date: 23-07-2024**

COVERING LETTER TO SALE NOTICE

To,

M/s. RAVI STRUCTURALS

Represented by its Partners Shri. S. Dhanabalan & Smt. D. Kannagi,
D/C-1 Developed Plots Estate,
Thuvakudi, Trichy-620015.

Shri. S. DHANABALAN,

S/o. Sri. Sengamalai,
R/o. 100/38, Bell Nagar,
NIT Post, Thuvakudi, Trichy-620015

Smt. D. KANNAGI,

W/o. Sri. S. Dhanabalan,
R/o. 100/38, Bell Nagar,
NIT Post, Thuvakudi, Trichy - 620015

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.

Restricted

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

Restricted

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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 **28-08-2024** for recovery of Rs. 2,40,35,983/- (Rupees Two Crores Forty Lakhs Thirty Five Thousand Nine Hundred and Eighty Three Only) due as on 30-06-2024 with further interest and cost thereon from 01-07-2024 to the ARM Branch Trichy of Canara Bank from borrower **M/s. Ravi Structurals** represented by its partners Shri. S. Dhanabalan and Smt.D. Kannagi and Guarantors Shri.S. Dhanabalan and Smt.D. Kannagi

The reserve price for Property No. 1:

Reserve Price	EMD Amount
Rs. 3,95,67,000/- (Rupees Three Crores Ninety Five Lakhs Sixty Seven Thousand Only)	Rs. 39,56,700/- (Rupees Thirty Nine Lakhs Fifty Six Thousand Seven Hundred Only)

The Earnest Money Deposit shall be deposited on or before **27-08-2024** till 4 pm

Details and full description of the property:

Property No. 1

All that part and parcel of the property and structures situated in Trichy district and Registration District Tiruverumbur Subregistry, Thuvakudi Village in plot No.D/C-1 at Thuvakudi Industrial Estate measuring about 0.92 Acres comprised in SF No.702(P) of Thuvakudi Village bounded on the

North by 30 feet road ; South by Plot No D/C-1
East by Plot No D/C-2 ; West by 80 feet Road

Within the Sub registration district of Thiruverumbur and Registration District of Tiruchirappalli

Date: 23-07-2024

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-07-2024

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	M/s. RAVI STRUCTURALS Represented by its Partners Shri. S. Dhanabalan & Smt. D. Kannagi, D/C-1 Developed Plots Estate, Thuvakudi, Trichy-620015. Shri. S. DHANABALAN, S/o. Sri. Sengamalai, R/o. 100/38 Bell Nagar, NIT Post, Thuvakudi, Trichy-620015 Smt. D. KANNAGI, W/o. Sri. S. Dhanabalan, R/o. 100/38 Bell Nagar, NIT Post, Thuvakudi, Trichy-620015
3	Total liabilities as on 30-06-2024	Rs. 2,40,35,983/- (Rupees Two Crores Forty Lakhs Thirty Five Thousand Nine Hundred and Eighty Three Only) due as on 30-06-2024 with further interest and cost thereon from 01-07-2024
4	Mode of Auction : a) Details of Auction b) service provider : c) Date & Time of Auction : d) Portal of E-Auction :	E- Auction M/s PSB Alliance (Ebkray) Helpdesk Number: 8291220220 Email: support.ebkray@psballiance.com Date : <u>28-08-2024</u> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://ebkray.in/

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5	Details and Description of the Property	<p><u>Property No. 1</u></p> <p>All that part and parcel of the property and structures situated in Trichy district and Registration District Tiruverumbur Sub-registry, Thuvakudi Village in plot No. D/C-1 at Thuvakudi Industrial Estate measuring about 0.92 Acres comprised in SF No.702(P) of Thuvakudi Village bounded on the</p> <p>North by 30 feet road South by Plot No D/C-1 East by Plot No D/C-2 West by 80 feet Road</p> <p>Within the Sub registration district of Thiruverumbur and Registration District of Tiruchirappalli</p>					
6	a)	Reserve Price	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Reserve Price</th> <th style="width: 50%;">EMD Amount</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"> Rs. 3,95,67,000/- (Rupees Three Crores Ninety Five Lakhs Sixty Seven Thousand Only) </td> <td style="text-align: center;"> Rs. 39,56,700/- (Rupees Thirty Nine Lakhs Fifty Six Thousand Seven Hundred Only) </td> </tr> </tbody> </table>	Reserve Price	EMD Amount	Rs. 3,95,67,000/- (Rupees Three Crores Ninety Five Lakhs Sixty Seven Thousand Only)	Rs. 39,56,700/- (Rupees Thirty Nine Lakhs Fifty Six Thousand Seven Hundred Only)
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b)	EMD & last date of deposit of EMD :	<p>The Earnest Money Deposit shall be deposited on or before <u>27-08-2024</u> till 4.00 pm.</p>					
7.	Other terms and conditions :						
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website https://ebkray.in . 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 Canara Bank, ARM Branch Trichy OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch Trichy A/c No: <u>209272434</u> IFSC Code: <u>CNRB0006818</u> on or before <u>27-08-2024</u> till 4.00 pm.						

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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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220 ; Email: support.ebkray@psballiance.com
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27-08-2024 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://ebkray.in 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 (Ebkray) ; Helpdesk Number: 8291220220 ; Email: support.ebkray@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 multiples 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 participating the e-auction, they can approach concerned Circle office or Trichy

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	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 PSB Alliance (Ebkray); Helpdesk Number: 8291220220 ; Email: support.ebkray@psballiance.com

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: Trichy
Date: 23-07-2024

**AUTHORISED OFFICER
CANARA BANK**

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