

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN VV AQUA FARM / 4684271.1 & 4684891.1 /2024/FEB/RV

Date: 21-02-2024

COVERING LETTER TO SALE NOTICE

To,

M/s. V.V. AQUA FARM

(Represented by Proprietor Sri. D. Veeravel)

Sy No. 69/2, 69/5, 74/1 & 75/1

Vadakkikottai Village, Orthanadu, Thanjavur District - 614625

Sri. D. Veeravel S/o. Sri. Dharmaraj

Residing at below mentioned address:

R/o. 4/816, Karthiknagar, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747 / 9566990847	R/o. No. 2/229-A, South Street, Mandalakottai, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747	R/o. 318, Karthiknagar, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747 / 9566990847
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Sri. A. MADHAVAN (Mortgagor cum Guarantor)

S/o. Sri. Ayyavu,

No. 318, Fourth Street, RV Nagar, Pudur,

Orthanadu, Thanjavur District - 614625 ; Mobile No. 9486332391

Dear Sir,

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, 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

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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Date: 21-02-2024

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 **28-03-2024** for recovery of **Rs. 1,63,88,785 /-** (Rupees One Crore Sixty Three Lakhs Eighty Eight Thousand Seven Hundred and Eighty Five Only) due as on 31-01-2024 with further interest and cost thereon from 01-02-2024 to the ARM Branch Trichy of Canara Bank from Sri. D. Veeravel (borrower proprietor of M/s. V.V. Aqua Farm) & Sri. A. Madhavan (Mortgagor cum Guarantor).

The reserve price for

	Reserve Price	EMD Amount
Property No. 1	Rs. 15,00,000 (Rupees Fifteen Lacs Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)
Property No. 2	Rs. 66,00,000/- (Rupees Sixty Six Lacs Only)	Rs. 6,60,000/- (Rupees Six Lakhs Sixty Thousand Only)
Property No. 3	Rs. 75,00,000/- (Rupees Seventy Five Lacs Only)	Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **27-03-2024** till 4 pm

Details and full description of the property:

PROPERTY NO. 1

Property standing in the name of Sri. D. Veeravel

All that Piece and parcel of the Mangalore Tiled House with plinth Area 2264 Sqft (House - 923 Sqft; Car Shed 721 Sqft ; Tractor Shed 620 Sqft) constructed in Plot of 10246 Sqft with D.Nos. 2/229A & 2/29A (Situated in Sy No. 113/10C & 113/10A) situated at Koviloor Village, Orthanadu Taluk, Thanjavur District. (Within the Registration District of Pattukkottai and Sub-Registration District of Orthanadu).

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Date: 21-02-2024

Sy. No.	Extent	Document
113/10C	Acres 0 & 13 ½ Cents - 5886 Sqft together with a well, 5HP motor and an asbestos roofed	Settlement Deed dated 21/06/2012 Doc No. 1017/2012 In the name of Sri. D. Veeravel

Boundaries:

East by Punjai Lands belonging to Vellaicahamy Mallikondar
North by Plot belonging to T. Rengarasu
West by Road
South by Ozhungai

Sy. No.	Extent	Document
113/10A	Acres 0 & 10 Cents - 4360 Sqft together with a Mangalore tiled house with Water connection.	Settlement Deed dated 21/06/2012 Doc No. 1017/2012 In the name of Sri. D. Veeravel

Boundaries:

East by Road
North by Road
West by Share of Rengasamy's Land and Anaicut
South by Ozhungai

PROPERTY NO. 2

Property standing in the name of Sri. D. Veeravel

All that Piece and parcel of the properties measuring an aggregate extent of 8 Acres and 83 Cents situated at Koviloor Village and Vadakkikottai Village, Orthanadu Taluk, Thanjavur District. (Within the Registration District of Pattukkottai and Sub-Registration District of Orthanadu).

Sy. No.	Extent	Document
69/2	Acres 2 & 19 Cents Punja	Sale Deed dated 30/07/2007 Doc No. 2433/2007 In the name of Sri. D. Veeravel
69/5	Acres 0 & 31 Cents Punja	
Total	Acres 2 & 50 Cents Punja	

Common boundaries for properties in Sy No. 69/2 & 69/5

East by Channel
North by Punjai Lands belonging to Kailasam Ekali
West by Punjai Lands belonging to Mariappan Konar

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South by Punjai Lands belonging to Uthirapathy Chettaiar, Mariappan Konar & Chinnappan Ambalakaran

Sy. No.	Extent	Document
74/1	Acres 3 & 65 Cents Punja	Settlement Deed dated
75/1	Acres 2 & 68 Cents Punja	30/07/2007 Doc No. 2432/2007 In the name of Sri. D. Veeravel
Total	Acres 6 & 33 Cents Punja	

Common boundaries for properties in Sy No. 74/1 & 75/1

East by Road

North by Punjai Lands belonging to Manjula Kubendiran Gandiyar

West by Channel

South by Channel

PROPERTY NO. 3

Property standing in the name of Sri. A. MADHAVAN

All that Piece and parcel of Land and Building bearing Door No. 318, 4th Street, R.V. Nagar, Pudur Village, Othanadu Taluk, Thanjavur District. Land measuring and aggregate extent of 6156 Sqft, 0.02.62 Ares = 3010 Sqft. Comprised in Sy No. 72/3B & 0.13.58 Ares = 3146 Sqft Comprised in Sy No. 72/3A together with building measuring 1697 Sqft of plinth area on the ground floor and 724 Sqft of plinth Area on the First Floor totaling to 2421 Sqft and EB connection, Borewell and other amenities, with bounded on the

North by Mother Mary Church School compound

South by Road

West by Land belonging to Narayanasamy Mduipundar & Mrs Rathinammal

East by Property belonging to Kunjanathan Chettiar

The above property is situated within the Registration District of Pattukkottai and Sub-Registration District of Orthanadu. Sale Deed Document Number 924/2002 dated 24/10/2002.

Date: 21-02-2024

Place: Trichy

**AUTHORISED OFFICER
CANARA BANK**

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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Date: 21-02-2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21-02-2024

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	<p>M/s. V.V. AQUA FARM (Represented by Proprietor Sri. D. Veeravel) Sy No. 69/2, 69/5, 74/1 & 75/1 Vadakkikottai Village, Orthanadu, Thanjavur District - 614625</p> <p>Sri. D. Veeravel S/o. Sri. Dharmaraj Residing at below mentioned address:</p> <table border="1"> <tr> <td>R/o. 4/816, Karthiknagar, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747 / 9566990847</td> <td>R/o. No. 2/229-A, South Street, Mandalakottai, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747</td> <td>R/o. 318, Karthiknagar, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747 / 9566990847</td> </tr> </table> <p>Sri. A. MADHAVAN (Mortgagor cum Guarantor) S/o. Sri. Ayyavu, No. 318, Fourth Street, RV Nagar, Pudur, Orthanadu, Thanjavur District - 614625 ; Mobile No. 9486332391</p>	R/o. 4/816, Karthiknagar, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747 / 9566990847	R/o. No. 2/229-A, South Street, Mandalakottai, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747	R/o. 318, Karthiknagar, Orthanadu, Thanjavur District - 614625 Mobile No. 9786779747 / 9566990847
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3	Total liabilities as on 31-01-2024	Rs. 1,63,88,785 /- (Rupees One Crore Sixty Three Lakhs Eighty Eight Thousand Seven Hundred and Eighty Five Only) as on 31-01-2024 with further interest from 01-02-2024 + Cost & expenses			
4	Mode of Auction : a) Details of Auction service provider :	E- Auction Mr. Praveen kumar thevar Mobile : 09722778828, 09655591945 Email : Praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net			

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c)	Date & Time of Auction :	<p>Date : <u>28-03-2024</u> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)</p>												
d)	Portal of E-Auction :	<p>https://canarabank.auctiontiger.net</p>												
5	<p>Details and Description of the Property</p>	<p><u>PROPERTY NO. 1</u></p> <p><u>Property standing in the name of Sri. D. Veeravel</u></p> <p>All that Piece and parcel of the Mangalore Tiled House with plinth Area 2264 Sqft (House - 923 Sqft; Car Shed 721 Sqft ; Tractor Shed 620 Sqft) constructed in Plot of 10246 Sqft with D.Nos. 2/229A & 2/29A (Sited in Sy No. 113/10C & 113/10A) situated at Koviloor Village, Orthanadu Taluk, Thanjavur District. (Within the Registration District of Pattukkottai and Sub-Registration District of Orthanadu).</p> <table border="1" data-bbox="612 1077 1506 1301"> <thead> <tr> <th>Sy. No.</th> <th>Extent</th> <th>Document</th> </tr> </thead> <tbody> <tr> <td>113/10 C</td> <td>Acres 0 & 13 ½ Cents - 5886 Sqft together with a well, 5HP motor and an asbestos roofed</td> <td>Settlement Deed dated 21/06/2012 Doc No. 1017/2012 In the name of Sri. D. Veeravel</td> </tr> </tbody> </table> <p>Boundaries:</p> <p>East by Punjai Lands belonging to Vellaicahamy Mallikondar North by Plot belonging to T. Rengarasu West by Road South by Ozhungai</p> <table border="1" data-bbox="612 1599 1506 1823"> <thead> <tr> <th>Sy. No.</th> <th>Extent</th> <th>Document</th> </tr> </thead> <tbody> <tr> <td>113/10 A</td> <td>Acres 0 & 10 Cents - 4360 Sqft together with a Mangalore tiled house with Water connection.</td> <td>Settlement Deed dated 21/06/2012 Doc No. 1017/2012 In the name of Sri. D. Veeravel</td> </tr> </tbody> </table> <p>Boundaries:</p> <p>East by Road ; North by Road West by Share of Rengasamy's Land and Anaicut</p>	Sy. No.	Extent	Document	113/10 C	Acres 0 & 13 ½ Cents - 5886 Sqft together with a well, 5HP motor and an asbestos roofed	Settlement Deed dated 21/06/2012 Doc No. 1017/2012 In the name of Sri. D. Veeravel	Sy. No.	Extent	Document	113/10 A	Acres 0 & 10 Cents - 4360 Sqft together with a Mangalore tiled house with Water connection.	Settlement Deed dated 21/06/2012 Doc No. 1017/2012 In the name of Sri. D. Veeravel
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		<p>South by Ozhungai</p> <p><u>PROPERTY NO. 2</u></p> <p><u>Property standing in the name of Sri. D. Veeravel</u></p> <p>All that Piece and parcel of the properties measuring an aggregate extent of 8 Acres and 83 Cents situated at Koviloor Village and Vadakkikottai Village, Orthanadu Taluk, Thanjavur District. (Within the Registration District of Pattukkottai and Sub-Registration District of Orthanadu).</p> <table border="1"> <thead> <tr> <th>Sy. No.</th> <th>Extent</th> <th>Document</th> </tr> </thead> <tbody> <tr> <td>69/2</td> <td>Acres 2 & 19 Cents Punja</td> <td rowspan="2">Sale Deed dated 30/07/2007 Doc No. 2433/2007 In the name of Sri. D. Veeravel</td> </tr> <tr> <td>69/5</td> <td>Acres 0 & 31 Cents Punja</td> </tr> <tr> <td>Total</td> <td>Acres 2 & 50 Cents Punja</td> <td></td> </tr> </tbody> </table> <p>Common boundaries for properties in Sy No. 69/2 & 69/5</p> <p>East by Channel North by Punjai Lands belonging to Kailasam Ekali West by Punjai Lands belonging to Mariappan Konar South by Punjai Lands belonging to Uthirapathy Chettaiar, Mariappan Konar & Chinnappan Ambalakaran</p> <table border="1"> <thead> <tr> <th>Sy. No.</th> <th>Extent</th> <th>Document</th> </tr> </thead> <tbody> <tr> <td>74/1</td> <td>Acres 3 & 65 Cents Punja</td> <td rowspan="2">Settlement Deed dated 30/07/2007 Doc No. 2432/2007 In the name of Sri. D. Veeravel</td> </tr> <tr> <td>75/1</td> <td>Acres 2 & 68 Cents Punja</td> </tr> <tr> <td>Total</td> <td>Acres 6 & 33 Cents Punja</td> <td></td> </tr> </tbody> </table> <p>Common boundaries for properties in Sy No. 74/1 & 75/1</p> <p>East by Road North by Punjai Lands belonging to Manjula Kubendiran Gandiyar West by Channel</p>	Sy. No.	Extent	Document	69/2	Acres 2 & 19 Cents Punja	Sale Deed dated 30/07/2007 Doc No. 2433/2007 In the name of Sri. D. Veeravel	69/5	Acres 0 & 31 Cents Punja	Total	Acres 2 & 50 Cents Punja		Sy. No.	Extent	Document	74/1	Acres 3 & 65 Cents Punja	Settlement Deed dated 30/07/2007 Doc No. 2432/2007 In the name of Sri. D. Veeravel	75/1	Acres 2 & 68 Cents Punja	Total	Acres 6 & 33 Cents Punja	
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		<p>South by Channel</p> <p><u>PROPERTY NO. 3</u></p> <p><u>Property standing in the name of Sri. A. MADHAVAN</u></p> <p>All that Piece and parcel of Land and Building bearing Door No. 318, 4th Street, R.V. Nagar, Pudur Village, Othanadu Taluk, Thanjavur District. Land measuring and aggregate extent of 6156 Sqft, 0.02.62 Ares = 3010 Sqft. Comprised in Sy No. 72/3B & 0.13.58 Ares = 3146 Sqft Comprised in Sy No. 72/3A together with building measuring 1697 Sqft of plinth area on the ground floor and 724 Sqft of plinth Area on the First Floor totaling to 2421 Sqft and EB connection, Borewell and other amenities, with bounded on the</p> <p>North by Mother Mary Church School compound South by Road West by Land belonging to Narayanasamy Mduipundar & Mrs Rathinammal East by Property belonging to Kunjanathan Chettiar</p> <p>The above property is situated within the Registration District of Pattukkottai and Sub-Registration District of Orthanadu. Sale Deed Document Number 924/2002 dated 24/10/2002.</p>		
6	a) Reserve Price		Reserve Price	EMD Amount
		Property No. 1	Rs. 15,00,000 (Rupees Fifteen Lacs Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)
	b) EMD & last date of deposit of EMD :	Property No. 2	Rs. 66,00,000/- (Rupees Sixty Six Lacs Only)	Rs. 6,60,000/- (Rupees Six Lakhs Sixty Thousand Only)
		Property No. 3	Rs. 75,00,000/- (Rupees Seventy Five Lacs Only)	Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)
		<p>The Earnest Money Deposit shall be deposited on or before <u>27-03-2024</u> till 4 pm.</p>		

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7.	Other terms and conditions :
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website www.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 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>27-03-2024</u> till 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 E - Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <u>27-03-2024</u> 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://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 E - Procurement Technologies Ltd Mr. Praveen kumar Thevar ; Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
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 <u>Rs. 1,00,000/-</u> . 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

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	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 (Rupees Fifty) lacs 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)	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 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. 0431-2416067/9489045912 E-Mail id : cb6818@canarabank.com , the service provider M/s E -Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email : praveen.thevar@auctiontiger.net

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: 21-02-2024

**AUTHORISED OFFICER
CANARA BANK**