

Our Ref: CB ARM: TRY: SN /PUNITHA ENGG / 3314.746.5 & 3 OTHER / DEC / 2023 / RV
Date: 14-12-2023

COVERING LETTER TO SALE NOTICE

To,
M/s. PUNITHA ENGG WORKS
(Rep by Partners Sri. C. Neelamegam (**Expired**) & Sri. V. Chakkaravarthy)
SF No. 286/2A, Thirunedungulam, Thuvakudi, Trichy - 620015
Phone - 9942462023 / 9659609138 / 0431-2731212
Email - punithaenggtry@gmail.com
PAN No. AAJFP0317N.

Sri. CHAKRAVARTHI V,
S/o. Sri. Vembu,
R/o. No. 4/439, 4th street,
Sriram Nagar, Ellakudi,
Kattur, Trichy-620019

Also Resides at:

Sri. CHAKRAVARTHI V,
S/o. Sri. Vembu
R/o. Plot No. 52, Rajnagar, Katur,
Thiruveambur, Trichy - 620019

Legal Heir of Late Sri. Neelamegam Deceased Partner:

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| Smt. SELVANAYAGI C W/o. Sri. Chakravarthi C, R/o. No.4/439, 4th street, Sriram Nagar, Ellakudi, Kattur, Trichy-620019 | Smt. SARITHA N W/o. Late Sri. Neelamegam C, R/o. No. 32, SMS Nagar, Main Raod, Aaduthrai Thiruvudai Maruthur, Tiruvarur - 621001 |
|--|---|

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.

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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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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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 **23-01-2024** for recovery of **Rs. 1,01,02,015/-** (Rupees One Crore One Lacs Two Thousand Fifteen Only) due as on **30-11-2023** with further interest and cost thereon from 01-12-2023 to the ARM Branch Trichy of Canara Bank from **M/s. Punitha Engg Works** (Rep by Partners Sri. C. Neelamegam (Expired) Rep by Legal Heirs & Sri. V. Chakkaravarthy)

The reserve price for

| Reserve Price | EMD Amount |
|--|--|
| Rs. 46,00,000/- (Rupees Forty Six Lacs Only) | Rs. 4,60,000/- (Rupees Four Lacs Sixty Thousand Only) |

The Earnest Money Deposit shall be deposited on or before **22-01-2024** till 4 pm

Details and full description of the property:

Property in the name of Late Shri.Neelamegam C (Legal Heirs- Mrs.Selvanayagi C & Mrs.Saritha N)

All the parts and parcel of the property and structures situated in Tiruchirappalli District, Tiruchirappalli Taluk, Thiruverumbur SRO, Thirunedunkulam Village - in S.F.No.286/2B, an extent of 1.10 Acres and in Survey No.286/2A- an extent of 41 cents and totally 1.51 Acres- within the following boundaries

Boundaries for 1.10 Acres

North By : Lands comprised in S.F.No 286/1
South By : Vandi Padhai
West By : Lands comprised in S.F.No.286/2A
East By : Lands comprised in S.F.No.286/3

Boundaries for 0.41 Acres:

North By : Lands comprised in S.F.No 286/1
South By : Lands comprised in S.F.No 286/4
West By : Lands comprised in S.F.No.286/2A

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East By : Lands comprised in S.F.No.286/2B

Total Area of Land : 1.51 Acres

Total Area of Building : 5392 Sqft

Date: 14-12-2023

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14-12-2023

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| 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>MM/s. PUNITHA ENGG WORKS (Rep by Partners Sri. C. Neelamegam <u>(Expired)</u> & Sri. V. Chakkaravarthy) SF No. 286/2A, Thirunedungulam, Thuvakudi, Trichy - 620015 Phone - 9942462023 / 9659609138 / 0431-2731212 Email - punithaenggtry@gmail.com PAN No. AAJFP0317N</p> <table border="1" data-bbox="614 1332 1492 1545"> <tr> <td data-bbox="614 1332 1045 1545">Sri. CHAKRAVARTHI V, S/o. Sri. Vembu, R/o. No. 4/439,4th street, Sriram Nagar, Ellakudi, Kattur, Trichy-620019</td> <td data-bbox="1045 1332 1492 1545">Sri. CHAKRAVARTHI V, S/o. Sri. Vembu R/o. Plot No. 52, Rajnagar, Katur, Thiruveambur, Trichy - 620019</td> </tr> </table> <p>Legal Heir of Late Sri. Neelamegam Deceased Partner:</p> <p>Smt. SELVANAYAGI C W/o. Sri. Chakravarthi C, R/o. No.4/439, 4th street, Sriram Nagar, Ellakudi, Kattur, Trichy-620019</p> <p>Smt. SARITHA N W/o. Late Sri. Neelamegam C R/o. No. 32, SMS Nagar, Main Raod, Aaduthrai Thiruvidai Maruthur, Tiruvarur - 621001</p> | | Sri. CHAKRAVARTHI V, S/o. Sri. Vembu, R/o. No. 4/439,4 th street, Sriram Nagar, Ellakudi, Kattur, Trichy-620019 | Sri. CHAKRAVARTHI V, S/o. Sri. Vembu R/o. Plot No. 52, Rajnagar, Katur, Thiruveambur, Trichy - 620019 |
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| 3 | Total liabilities as on 30-11-2023 | Rs. 1,01,02,015/- (Rupees One Crore One Lacs Two Thousand Fifteen Only)as on 30-11-2023 with further interest from 01-12-2023 + Cost & expenses |
| 4 | Mode of Auction : | E- Auction |
| a) | Details of Auction service provider : | Mr. Praveen kumar thevar Mobile : 09722778828, 09655591945 Email : Praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net |
| b) | Date & Time of Auction : | Date : 23-01-2024 Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) |
| c) | Portal of E-Auction : | https://canarabank.auctiontiger.net |
| d) | Details and Description of the Property | Property in the name of Late Shri.Neelamegam C (Legal Heirs- Mrs.Selvanayagi C & Mrs.Saritha N) All the parts and parcel of the property and structures situated in Tiruchirappalli District, Tiruchirappalli Taluk, Thiruverumbur SRO, Thirunedunkulam Village - in S.F.No.286/2B, an extent of 1.10 Acres and in Survey No.286/2A- an extent of 41 cents and totally 1.51 Acres- within the following boundaries Boundaries for 1.10 Acres North By : Lands comprised in S.F.No 286/1 South By : Vandipadhai West By : Lands comprised in S.F.No.286/2A East By : Lands comprised in S.F.No.286/3 Boundaries for 0.41 Acres: North By : Lands comprised in S.F.No 286/1 South By : Lands comprised in S.F.No 286/4 West By : Lands comprised in S.F.No.286/2A East By : Lands comprised in S.F.No.286/2B Total Area of Land : 1.51 Acres Total Area of Building : 5392 Sqft |

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| | | | |
|---------|--|---|--|
| 6 a) | Reserve Price | Reserve Price | EMD Amount |
| | | Rs. 46,00,000/- (Rupees Forty Six Lacs Only) | Rs. 4,60,000/- (Rupees Four Lacs Sixty Thousand Only) |
| b) | EMD & last date of deposit of EMD : | The Earnest Money Deposit shall be deposited on or before <u>22-01-2024</u> till 4 pm. | |
| 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>22-01-2024</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>22-01-2024</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 | | |

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| | 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 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: 14-12-2023

**AUTHORISED OFFICER
CANARA BANK**