

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER / NOV/2023/RV
Date: 03-11-2023

COVERING LETTER TO SALE NOTICE

To,

1. **M/s. S KUMAR ENGINEERING INDUSTRIES**
(Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar)
Old No. 142/1, New No.142/32, Valavanthankottai,
Ayyampatti road, Thuvakudi,
Trichy - 620015.
Phone - 0431-2731126 ; Email id - skumarenggindus@gmail.com
2. **M/s. S KUMAR ENGINEERING INDUSTRIES (Factory Unit - II)**
(Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar)No. D-39 & D-40, Developed Plots Estate,
Thuvakudi, Trichy - 620015
Phone - 0431-2501717
3. **Sri. P. SENTHIL KUMAR (Partner)**
S/o. Sri. Rangaswamy Panneer Selvam
R/o. No. 172/24, 7th Street,
VOC Nagar, Thuvakudi Malai PO, Trichy Rural,
Trichy - 620022.
Mobile - 9715227227

Also Residing at:

4. **Sri. P. SENTHIL KUMAR (Partner)**
S/o. Sri. Rangaswamy Panneer Selvam
R/o. Plot No. 14, 6th Street, Thuvakudi Malai,
Trichy - 620022
Mobile - 9715227227
5. **Sri. P. SARAVAN KUMAR (Partner)**
S/o. Sri. Rangaswamy Panneer Selvam
R/o. No. 172/24, 7th Street,
VOC Nagar, Thuvakudi,
Trichy - 620022
Mobile - 9740061994 / 9444227227

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.

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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

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER / NOV/2023/RV
Date: 03-11-2023

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 **11-12-2023** for recovery of **Rs. 71,77,93,328/-** (Rupees Seventy One Crore Seventy Seven Lacs Ninety Three Thousand Three Hundred and Twenty Eight Only) due as on 30-09-2023 with further interest and cost thereon from 01-10-2023 to the ARM Branch Trichy of Canara Bank from **M/s. S Kumar Engineering Industries** (represented by its Partners Sri.P Senthil Kumar and Sri.P.Saravanakumar)

The reserve price for

Details	Reserve Price	EMD Amount
Property No. 1	Rs. 14,20,00,000/- (Rupees Fourteen Crores Twenty Lakhs Only)	Rs. 1,42,00,000 /- (Rupees One Crore Forty One Two Lakhs Only)
Property No. 2	Rs. 35,00,000/- (Rupees Thirty Five Las Only)	Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand Only)
Property No. 3	Rs. 12,00,000/- (Rupees Twelve Lacs Only)	Rs. 1,20,000/- (Rupees One Lac Twenty Thousand Only)
Property No. 4	Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakhs Only)	Rs. 11,20,000/- (Rupees Eleven Lacs Twenty Thousand only)
Property No. 5	Rs. 79,00,000/- (Rupees Seventy Nine Lacs Only)	Rs. 7,90,000/- (Rupees Seven Lacs Ninety Thousand Only)
Property No. 6	Rs. 87,00,000/- (Rupees Eighty Seven Lacs Only)	Rs. 8,70,000/- (Rupees Eight Lacs Seventy Thousand Only)

The Earnest Money Deposit shall be deposited on or before **08-12-2023** till 4 pm

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN S KUMAR ENGG/ 1223741000298 & 2 OTHER / NOV/2023/RV
Date: 03-11-2023

Details and full description of the property:

Property No. 1:

Standing in the name of M/s. S Kumar Engineering Industries (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar) - Doc No. 2927/2015

Item 1:

All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in **SF No. 394 and 395** converted into industrial plots, in this the plot bearing **Plot No. D-38**, measuring east west on both sides 284 feet x north south on both sides 198 = 56232 square feet or **Ac 1.29 cents** of land together with the buildings and superstructures thereon bearing Plot No. D-38 Developed Plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:

Boundaries of the Property:

North by 60 feet Wide East West Road,
South by Plot No. D-39,
East by Plot No. C-10,
West by 40 feet wide link Road.
Situated within the limits of Thuvakudi Municipality.

Item 2:

All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in **SF No. 388 part & 415 part** converted into industrial plots, in this the plot bearing **Plot No. D-39**, measuring **Ac 1.29 cents** of land together with the buildings and superstructures between thereon bearing Door No. Plot No. D-39, Developed plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:

Boundaries of the Property:

North by Plot No. D-38,
South by Plot No. D-40,
East by Plot No. C-10,
West by 80 feet Wide SIDCO Road.

Situated within the limits of Thuvakudi Municipality.

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Item 3:

All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village industrial estate developed plots the lands comprised in **SF No. 388 part & 415 part** converted into industrial plots, in this the plot bearing **Plot No. D-40**, measuring east west on the north 284 feet on the south 287 feet x north south on the east 197 feet - on the west 230 feet = 61476 square feet or **Ac 1.41 cents** = 5711.26 square meter of land together with the buildings and superstructures between thereon bearing plot No. D-40 developed plots, SIDCO industrial estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:

Boundaries of the Property:

North by Plot No. D-39 ; South by 80 feet Wide SIDCO Road,
East by Plot No. C-10 ; West by 40 feet Wide link Road.

Situated within the limits of Thuvakudi Municipality.

Total Extent 3.99 acres and industrial shed of 64691 sqft.

PROPERTY NO. 2

Standing in the name of Sri. P. Senthil kumar (Doc No. 5359/2012)

All the part and parcel of property Unit Land (1.36 Acres) and Building (3603 Sft) situated at Tiruchirappalli District, Tiruchirappalli Registration District, Thiruverumbur Sub Registration District, Thiruverumbur Taluk - Valavanthankottai Village. The land measuring Ac 12.36 comprised in Old **SF No. 139/2**, out of this Ac 2.72 cents OUT OF THIS on the eastern side the land measuring **Ac 1.36 cents** = 59296 Sft or 5508.73 Square Meter together with pathway rights, after sub division comprised in New in **SF No. 139/2A1** and the buildings and Superstructures thereon. Electricity Service Connection No. 311, situated within the following boundaries:

Boundaries of the Property:

North by Arockiasamy Udayar Land,
South by land belonging to Sivakumar, Thulasiraman and Sornam Ammal,

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West by the western side Kuzhandhaivelu land SF 139/2,
East by Sivasankara Reddiar Land.

Situated at Reddiyar thottam within the limits of Valavanthankottai Village Panchayat.

PROPERTY NO. 3

Standing in the name of Sri. P. Senthil kumar (Doc No. 5358/2012)

All the part and parcel of property Vacant Land situated at Tiruchirappalli District Tiruchirappalli Registration District Thiruverumbur Sub Registration District Thiruverumbur Taluk - Valavanthankottai Village. The land measuring an extent of Ac 3.34 cents comprised in **SF No. 140/1** converted into house sites formed a layout, in this layout the house sites bearing **Plot Nos. 9 and 10** totally measuring east west on both sides 82 feet x north south both sides 59 feet = **4838 square feet** = 449.46 square meter of vacant site situated within the following boundaries:

Boundaries:

North by 22 feet Wide East West Road,
South by plot Nos. 11 & 12 belonging to Bhuvanewari & Meenakshi,
East by Plot Nos. 8 & 7 belonging to Kuppusamy,
West by lands belonging to Arockiamary and Arockiasamy

Situated at Reddiyar thottam within the limits of Valavanthankottai Village Panchayat

PROPERTY NO. 4

Standing in the name of Sri. P. Senthil kumar & Sri. P. Saravan kumar (Doc No. 5996/2007)

All the part and parcel of property (Factory Land and Building) situated at Tiruchirappalli District, Tiruchirappalli Registration District, Thiruverumbur Taluk, Valavanthankottai Village, Ayyampatti Main Road, the lands comprised in **Old SF No. 142/1** measuring Ac 8.38 cents out of this an extent of Ac 2.09-1/2 cents converted into house sites, in this the **Plots nos. 1 to 33** totally measuring east west on both sides 195 feet x north south on both sides 480 feet totally 93600 square feet together with pathway rights but treated as a single unit measuring after sub division comprised in Natham New in **SF No. 142/32** excluding the Plots Nos., 27,31,32 and 33 totally measuring 10000 square feet the remaining extent of 83600 square feet only with the buildings (6677 Sft) and superstructures thereon. Electricity Service Connection No. 663, situated within the following Boundaries:

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Boundaries of the Property:

North by 40' wide East West Road,
South by 40' Wide East West Road,
East by property belong to Andal Ganesan,
West by 30' Wide North South Road.

Situated within the limits of Valavanthankottai Village Panchayat

Total Extent 83600 sq.ft Land and Building 6,677 Sft.

PROPERTY NO. 5

Standing in the name of Sri. P. Saravana kumar (Doc No. 1221/2003)

All the part and parcel of property Vacant Land situated at Kancheepuram District South Chennai Registration district Neelangarai Sub Registration district Thambaram taluk - Sholinganallur Village. The land measuring Ac 0.47 cents = Hec 0.19.0 comprised in **SF No. 444/7** combined together with adjacent lands converted into house sites, formed a layout and named as Lakshmi Nagar duly approved by MMDA under PPS / LO No. 192/1990 vide approval No. L1/18074/11.09.1990, in this layout, the house site bearing **plot no. 4** measuring east west on the north 67 feet, on the south 73 feet x north south on the east 35 feet - on the west 35 feet - on the 35 feet = **2450 square feet** or 1 ground and 50 square feet of vacant site situated within the following boundaries:

North by Plot No. 3,
South by Plot No. 5,
East by 30 feet Wide Road,
West by land in SF No. 444/7 part

Total Extent 2450 sq.ft Land. Situated at within the limits of Sholinganallur town Panchayat.

PROPERTY NO. 6

Standing in the name of Sri. P. Senthil kumar (Doc No. 4547/2010)

All the part and parcel of Residential House property situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur Taluk, Thuvakudi village, VOC Nagar The lands comprised in

SF No. 544/4 measuring Ac 0.52 cents,

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SF No. 544/5 measuring Ac 0.56 cents,
SF No. 545/3 measuring Ac 0.70 cents,
SF No. 545/4 measuring Ac 0.57 cents,
SF No. 546/1C measuring Ac 0.04 cents and
SF No. 546/2 measuring Ac 0.25 cents,

Totally measuring Ac 2.64 cents combined together, converted into house sites, formed a layout and approved under LP [IT] No. 86/83 by the Deputy Director of Town and Country Planning Trichy Thanjavur Region and named as VOC Nagar. In this layout the house site bearing **Plot No. 14** measuring east west on both sides 47 feet X north south on both sides 59 feet = **2,773 square feet** = 257.62 square meter of site & Building 3400 Sft now comprised Natham SF No. 818/19 together with the terraced house thereon bearing Plot No. 14, 6th Street, VOC Nagar, Thuvakudimalai North, Tiruchirappalli 620022, Electricity Service Connections Nos. 1720, 1921 & 1922, situated within the following four boundaries:

North by 20 feet wide east west layout Road
South by the house site belonging to Murugesan
East by 23 feet wide north south layout Road
West by Plot No. 13

Situated within the limits of Thuvakudi Municipality

Date: 03-11-2023
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03-11-2023

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	1. M/s. S KUMAR ENGINEERING INDUSTRIES (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar) Old No. 142/1, New No.142/32, Valavanthankottai, Ayyampatti road, Thuvakudi,

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		<p>Trichy - 620015. Phone - 0431-2731126 ; Email id - skumarenggindus@gmail.com</p> <p>2. M/s. S KUMAR ENGINEERING INDUSTRIES (Factory Unit - II) (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar)No. D-39 & D-40, Developed Plots Estate, Thuvakudi, Trichy - 620015 Phone - 0431-2501717</p> <p>3. Sri. P. SENTHIL KUMAR (Partner) S/o. Sri. Rangaswamy Panneer Selvam R/o. No. 172/24, 7th Street, VOC Nagar, Thuvakudi Malai PO, Trichy Rural, Trichy - 620022. Mobile - 9715227227</p> <p><u>Also Residing at:</u></p> <p>4. Sri. P. SENTHIL KUMAR (Partner) S/o. Sri. Rangaswamy Panneer Selvam R/o. Plot No. 14, 6th Street, Thuvakudi Malai, Trichy - 620022 Mobile - 9715227227</p> <p>5. Sri. P. SARAVAN KUMAR (Partner) S/o. Sri. Rangaswamy Panneer Selvam R/o. No. 172/24, 7th Street, VOC Nagar, Thuvakudi, Trichy - 620022 Mobile - 9740061994 / 9444227227</p>
3	Total liabilities as on 30-09-2023	Rs. 71,77,93,328/- (Rupees Seventy One Crore Seventy Seven Lacs Ninety Three Thousand Three Hundred and Twenty Eight Only) due as on 30-09-2023 with further interest and cost thereon from 01-10-2023
4	Mode of Auction :	E- Auction
a)	Details of Auction	Mr. Praveen kumar thevar Mobile : 09722778828, 09655591945 Email : Praveen.thevar@auctiontiger.net
b)	service provider :	tamilnadu@auctiontiger.net

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c)	Date & Time of Auction :	<p>Date : <u>11-12-2023</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>Standing in the name of M/s. S Kumar Engineering Industries (Represented by its partners Sri. P. Senthil kumar & Sri. P. Saravan kumar) - Doc No. 2927/2015</p> <p>Item 1:</p> <p>All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in SF No. 394 and 395 converted into industrial plots, in this the plot bearing <u>Plot No. D-38</u>, measuring east west on both sides 284 feet x north south on both sides 198 = 56232 square feet or Ac 1.29 cents of land together with the buildings and superstructures thereon bearing Plot No. D-38 Developed Plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by 60 feet Wide East West Road, South by Plot No. D-39, East by Plot No. C-10, West by 40 feet wide link Road. Situated within the limits of Thuvakudi Municipality.</p> <p>Item 2:</p> <p>All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village, industrial estate developed plots the lands comprised in SF No. 388 part & 415 part converted into industrial plots, in this the plot bearing <u>Plot No. D-39</u>, measuring Ac 1.29 cents of land together with the buildings and superstructures between</p>

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	<p>thereon bearing Door No. Plot No. D-39, Developed plots, SIDCO Industrial Estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by Plot No. D-38, South by Plot No. D-40, East by Plot No. C-10, West by 80 feet Wide SIDCO Road.</p> <p>Situated within the limits of Thuvakudi Municipality.</p> <p>Item 3:</p> <p>All the part and parcel of property and structures situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur taluk - Thuvakudi village industrial estate developed plots the lands comprised in SF No. 388 part & 415 part converted into industrial plots, in this the plot bearing Plot No. D-40, measuring east west on the north 284 feet on the south 287 feet x north south on the east 197 feet - on the west 230 feet = 61476 square feet or Ac 1.41 cents = 5711.26 square meter of land together with the buildings and superstructures between thereon bearing plot No. D-40 developed plots, SIDCO industrial estate, Thuvakudi, Tiruchirappalli - 15 situated with the following boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by Plot No. D-39 ; South by 80 feet Wide SIDCO Road, East by Plot No. C-10 ; West by 40 feet Wide link Road.</p> <p>Situated within the limits of Thuvakudi Municipality.</p> <p>Total Extent 3.99 acres and industrial shed of 64691 sqft.</p>
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		<p><u>PROPERTY NO. 2</u></p> <p>Standing in the name of Sri. P. Senthil kumar (Doc No. 5359/2012)</p> <p>All the part and parcel of property Unit Land (1.36 Acres) and Building (3603 Sft) situated at Tiruchirappalli District, Tiruchirappalli Registration District, Thiruverumbur Sub Registration District, Thiruverumbur Taluk - Valavanthankottai Village. The land measuring Ac 12.36 comprised in Old <u>SF No. 139/2</u>, out of this Ac 2.72 cents OUT OF THIS on the eastern side the land measuring Ac 1.36 cents = 59296 Sft or 5508.73 Square Meter together with pathway rights, after sub division comprised in New in <u>SF No. 139/2A1</u> and the buildings and Superstructures thereon. Electricity Service Connection No. 311, situated within the following boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by Arockiasamy Udayar Land, South by land belonging to Sivakumar, Thulasiraman and Sornam Ammal, West by the western side Kuzhandhaivelu land SF 139/2, East by Sivasankara Reddiar Land.</p> <p>Situated at Reddiyar thottam within the limits of Valavanthankottai Village Panchayat.</p> <p><u>PROPERTY NO. 3</u></p> <p>Standing in the name of Sri. P. Senthil kumar (Doc No. 5358/2012)</p> <p>All the part and parcel of property Vacant Land situated at Tiruchirappalli District Tiruchirappalli Registration District Thiruverumbur Sub Registration District Thiruverumbur Taluk - Valavanthankottai Village. The land measuring an extent of Ac 3.34 cents comprised in <u>SF No. 140/1</u> converted into house sites formed a layout, in this layout the house sites bearing Plot Nos. 9 and 10 totally measuring east west on both sides 82 feet x north south both sides 59 feet = 4838 square feet = 449.46 square meter of vacant site situated within the following</p>
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	<p>boundaries:</p> <p><u>Boundaries:</u></p> <p>North by 22 feet Wide East West Road, South by plot Nos. 11 & 12 belonging to Bhuvanewari & Meenakshi, East by Plot Nos. 8 & 7 belonging to Kuppusamy, West by lands belonging to Arockiamary and Arockiasamy</p> <p>Situated at Reddiyar thottam within the limits of Valavanthankottai Village Panchayat</p> <p><u>PROPERTY NO. 4</u></p> <p>Standing in the name of Sri. P. Senthil kumar & Sri. P. Saravan kumar (Doc No. 5996/2007)</p> <p>All the part and parcel of property (Factory Land and Building) situated at Tiruchirappalli District, Tiruchirappalli Registration District, Thiruverumbur Taluk, Valavanthankottai Village, Ayyampatti Main Road, the lands comprised in <u>Old SF No. 142/1</u> measuring Ac 8.38 cents out of this an extent of Ac 2.09-1/2 cents converted into house sites, in this the <u>Plots nos. 1 to 33</u> totally measuring east west on both sides 195 feet x north south on both sides 480 feet totally 93600 square feet together with pathway rights but treated as a single unit measuring after sub division comprised in Natham New in <u>SF No. 142/32</u> excluding the Plots Nos., 27,31,32 and 33 totally measuring 10000 square feet the remaining extent of 83600 square feet only with the buildings (6677 Sft) and superstructures thereon. Electricity Service Connection No. 663, situated within the following Boundaries:</p> <p><u>Boundaries of the Property:</u></p> <p>North by 40'wide East West Road, South by 40' Wide East West Road, East by property belong to Andal Ganesan, West by 30' Wide North South Road.</p> <p>Situated within the limits of Valavanthankottai Village Panchayat</p>
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	<p>Total Extent 83600 sq.ft Land and Building 6,677 Sft.</p> <p><u>PROPERTY NO. 5</u></p> <p>Standing in the name of Sri. P. Saravana kumar (Doc No. 1221/2003)</p> <p>All the part and parcel of property Vacant Land situated at Kancheepuram District South Chennai Registration district Neelangarai Sub Registration district Thambaram taluk - Sholinganallur Village. The land measuring Ac 0.47 cents = Hec 0.19.0 comprised in <u>SF No. 444/7</u> combined together with adjacent lands converted into house sites, formed a layout and named as Lakshmi Nagar duly approved by MMDA under PPS / LO No. 192/1990 vide approval No. L1/18074/11.09.1990, in this layout, the house site bearing plot no. 4 measuring east west on the north 67 feet, on the south 73 feet x north south on the east 35 feet - on the west 35 feet - on the 35 feet = 2450 square feet or 1 ground and 50 square feet of vacant site situated within the following boundaries:</p> <p>North by Plot No. 3, South by Plot No. 5, East by 30 feet Wide Road, West by land in SF No. 444/7 part</p> <p>Total Extent 2450 sq.ft Land. Situated at within the limits of Sholinganallur town Panchayat.</p> <p><u>PROPERTY NO. 6</u></p> <p>Standing in the name of Sri. P. Senthil kumar (Doc No. 4547/2010)</p> <p>All the part and parcel of Residential House property situated at Tiruchirappalli district, Tiruchirappalli registration district, Thiruverumbur sub registration district, Thiruverumbur Taluk, Thuvakudi village, VOC Nagar The lands comprised in</p> <p>SF No. 544/4 measuring Ac 0.52 cents, SF No. 544/5 measuring Ac 0.56 cents, SF No. 545/3 measuring Ac 0.70 cents, SF No. 545/4 measuring Ac 0.57 cents,</p>
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Date: 03-11-2023

		<p>SF No. 546/1C measuring Ac 0.04 cents and SF No. 546/2 measuring Ac 0.25 cents,</p> <p>Totally measuring Ac 2.64 cents combined together, converted into house sites, formed a layout and approved under LP [IT] No. 86/83 by the Deputy Director of Town and Country Planning Trichy Thanjavur Region and named as VOC Nagar. In this layout the house site bearing Plot No. 14 measuring east west on both sides 47 feet X north south on both sides 59 feet = 2,773 square feet = 257.62 square meter of site & Building 3400 Sft now comprised Natham SF No. 818/19 together with the terraced house thereon bearing Plot No. 14, 6th Street, VOC Nagar, Thuvakudimalai North, Tiruchirappalli 620022, Electricity Service Connections Nos. 1720, 1921 & 1922, situated within the following four boundaries:</p> <p>North by 20 feet wide east west layout Road South by the house site belonging to Murugesan East by 23 feet wide north south layout Road West by Plot No. 13</p> <p>Situated within the limits of Thuvakudi Municipality</p>		
6		Details	Reserve Price	EMD Amount
a)	Reserve Price	Property No. 1	Rs. 14,20,00,000/- (Rupees Fourteen Crores Twenty Lakhs Only)	Rs. 1,42,00,000/- (Rupees One Crore Forty Two Lakhs Only)
b)	EMD & last date of deposit of EMD :	Property No. 2	Rs. 35,00,000/- (Rupees Thirty Five Las Only)	Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand Only)
		Property No. 3	Rs. 12,00,000/- (Rupees Twelve Lacs Only)	Rs. 1,20,000/- (Rupees One Lac Twenty Thousand Only)
		Property No. 4	Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakhs Only)	Rs. 11,20,000/- (Rupees Eleven Lacs Twenty Thousand only)
		Property No. 5	Rs. 79,00,000/- (Rupees Seventy Nine Lacs Only)	Rs. 7,90,000/- (Rupees Seven Lacs Ninety Thousand Only)
		Property	Rs. 87,00,000/-	Rs. 8,70,000/-

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		No. 6	(Rupees Eighty Seven Lacs Only)	(Rupees Eight Lacs Seventy Thousand Only)
	The Earnest Money Deposit shall be deposited on or before 08-12-2023 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: 209272434 IFSC Code: CNRB0006818 on or before 08-12-2023 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 08-12-2023 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			

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	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 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

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Place: Trichy
Date: 03-11-2023

**AUTHORISED OFFICER
CANARA BANK**