

KODUVILARPATTI BRANCH

COVERING LETTER TO SALE NOTICE

Ref: SALE/ CB :4010: K.Kannan

Date: 26/04/2023

To

Mr. K.Kannan

S/oMr.Karuppaiah

1371/4E, Mahalakshmi Wood Store Compound

Kanmani illam

Nehruji Road 1st Cross Street

Theni District -625531

Dear Sirs,

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, I on behalf of **Canara Bank Koduvilarpatti Branch** have 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 our Koduvilarpatti Branch of Canara Bank. The undersigned proposes to sell the assets 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 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

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ENCLOSURE – SALE NOTICE

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/ charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **Koduvilarpatti** branch of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **29/05/2023** for recovery of **26,94,688.31/- (Rupees Twenty Six Lakhs Ninety Four Thousand Six Hundred and Eighty Eight and Thirty One Paise Only)** due as on 26/04/2023 with further interest thereon from 27/04/2023+ cost to the Koduvilarpatti Branch of Canara Bank.

The reserve price will be **Rs. 11,66,000/- (Rupees Eleven Lakhs Sixty Six Thousand only)** and the earnest money deposit will be **Rs.1,16,600/- (Rupees One Lakh Sixteen Thousand Six hundred Only)**. The Earnest Money Deposit shall be deposited on or before **28/05/2023** at 4 pm.

Details and full description of the property(ies):

All the parts and parcel of the property situated at Theni District, Periyakulam Registration District, Theni Taluk, in Koduvilarpatti Village, the land measuring 03 Acres comprised in Ayan S.No.474/8 and some other adjacent lands divided in to house site plots as per D.T.C.P. Layout Approval No.64/2011, collectively in the name of “VCV Township”, of which the plot No.71 measuring 45 x 70=3150 Sq.Ft. left of path-way on the remaining extent measuring 2475 Sq.Ft. of which on the North side 165 Sq.Ft. and the Plot No.72 measuring 45 x 70=3150 Sq.Ft of which excluding 675 Sq.Ft left for path way in the remaining extent measuring 2475 Sq.Ft. of which on the north side 440 Sq.Ft, Plot No.71,72/4 totally measuring 605 Sq.Ft of house site along with the house building bearing Door No. yet to be assessed for Property Tax, which is with the following four boundaries:

North by : 30 feet wide East-West Common Pathway

South by : Plot No.71,72/29

East by : Plot No.71/3

West by : Plot No.72/5

Measuring

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East West on north side : 27 ½ ft

East-west on south side: 27 ½ ft

South-north on east side: 22 ft

South-north on west side: 22 ft

Totaling an extent of **605 Sq. ft.**, of house site along house building with all amenities thereof.

Date: 26/04/2023

Authorised Officer

Place: Koduvilarpatti

CANARA BANK

DETAILS :

1	Name and Address of the Secured Creditor	Canara Bank, Koduvilarpatti Branch, 4, Door No 1, Ward No 4, Main Road, Koduvilarpatti ,Theni district-625534.
2	Name and Address of the Borrower/ Guarantor	Smt. M.Chellapandiyammal W/o Mayilvannan 5/106, Nehru Nagar Endapuli, Periyakulam Theni-625501
3	Total liabilities as on 28/02/2023	Rs.26,94,688.31/- (Rupees Twenty Six Lakhs Ninety Four Thousand Six Hundred and Eighty Eight and Thirty One Paise Only) due as on 26/04/2023 with further interest thereon from 27/04/2023+ cost .
4	Mode of Auction :	E- Auction
a)	Details of Auction service provider :	M/s. Canbank Computer Services Ltd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in
b)		

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c)	Date & Time of Auction :	Date : 29/05/2023 Time between 12.30 pm – 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) www.indianbankseauction.com
d)	Portal of E-Auction :	
5	Reserve Price	Rs. 11,66,000/- (Rupees Eleven Lakhs Sixty Six Thousand only)
a)		
b)	EMD & last date for deposit of EMD :	Rs.1,16,600/- (Rupees One Lakh Sixteen Thousand Six hundred Only) -& 28/05/2023 till 4 pm
6	Details of Properties:	<p>All the parts and parcel of the property situated at Theni District, Periyakulam Registration District, Theni Taluk, in Koduvilarpatti Village, the land measuring 03 Acres comprised in Ayan S.No.474/8 and some other adjacent lands divided in to house site plots as per D.T.C.P. Layout Approval No.64/2011, collectively in the name of “VCV Township”, of which the plot No.71 measuring 45 x 70=3150 Sq.Ft. left of path-way on the remaining extent measuring 2475 Sq.Ft. of which on the North side 165 Sq.Ft. and the Plot No.72 measuring 45 x 70=3150 Sq.Ft of which excluding 675 Sq.Ft left for path way in the remaining extent measuring 2475 Sq.Ft. of which on the north side 440 Sq.Ft, Plot No.71,72/4 totally measuring 605 Sq.Ft of house site along with the house building bearing Door No. yet to be assessed for Property Tax, which is with the following four boundaries:</p> <p style="text-align: center;">North by : 30 feet wide East-West Common Pathway</p> <p style="text-align: center;">South by : Plot No.71,72/29</p> <p style="text-align: center;">East by : Plot No.71/3</p> <p style="text-align: center;">West by : Plot No.72/5</p> <p>Measuring</p>

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		<p>East West on north side : 27 ½ ft</p> <p>East-west on south side: 27 ½ ft</p> <p>South-north on east side: 22 ft</p> <p>South-north on west side: 22 ft</p> <p>Totaling an extent of 605 Sq. ft., of house site along house building with all amenities thereof.</p>
7	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website www.indianbankseuction.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 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)	<p>EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Koduvilarpatti Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Koduvilarpatti Branch, A/c No: 209272434 , IFSC Code: CNRB0004010 on or before 28/05/2023 till 4 pm.</p>	
e)	<p>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</p> <p>M/s. Canbank Computer Services Ltd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in</p>	
f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28/05/2023 till 4 PM, to Canara Bank Koduvilarpatti Branch,by hand or by email.</p> <p style="margin-left: 40px;">i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.</p> <p style="margin-left: 40px;">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</p>	

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	<p style="text-align: center;">time of making payment of balance amount of 25% of bid amount.</p> <p>iii) Bidders Name. Contact No. Address, E Mail Id.</p> <p>iv) Bidder's A/c details for online refund of EMD.</p>
g)	<p>The intending bidders should register their names at portal www.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. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in</p>
h)	<p>EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.</p>
i)	<p>Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value. 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.</p>
j)	<p>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.</p>
k)	<p>For sale proceeds of Rs. 50,00,000/- (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.</p>
l)	<p>All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.</p>
m)	<p>Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.</p>
n)	<p>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 Koduvilarpatti branch who, as a facilitating centre, shall make necessary arrangements.</p>
o)	<p>For further details contact Canara Bank,,Koduvilarpatti Branch (Ph. No. 9489046269)</p>

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e-mail id: cb4010@canarabank.com OR the service provider

M/s. Canbank Computer Services Ltd,

Malleswaram, Bangalore-560003.

(Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in

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: Koduvilarpatti

Date: 26/04/2023

Authorised Officer

Canara Bank