

KOMBAI BRANCH

COVERING LETTER TO SALE NOTICE

Ref: TRO/CRMR/GN/619/36/22

Date: 27/04/2023

To

1. Smt. Ganesh Rani T
W/o Mr.Thangapandi, TKV School Street
Thevaram, Theni -625 530
2. Mr. Thangapandi
S/o, Mr.Rangu, Door No.62,
DVK School Street, Thevaram – 625530

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 Kombai 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 **Kombai 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

ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

KOMBAI BRANCH

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 **Kombai** 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 **Rs 11,91,730.01 (Rupees Eleven lakhs Ninty One thousand Seven thirty and one Paise Only)** due as on 27.04.2023 with further interest thereon from 28.04.20223 to the **Kombai** Branch of Canara Bank from borrower **Smt. Ganesh Rani T W/o, Mr.Thangapandi** , residing at TKV School Street Thevaram, Theni -625 530

The reserve price will be **Rs. 1265,000/- (Rupees Twelve Lakhs and sixty Five thousand Only)** and the earnest money deposit will be **Rs126500/- (Rupees One Lakh Twenty Six Thousand and five Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **26.05.2023** till **4 pm**.

Details and full description of the property (ies):

All the piece and parcel of the land and house building thereon situated at Theni District, Periyakulam Registration District, Thevaram Sub – Registration District, Thevaram Village and Town Panchayat, Old Ward No.8, 1st street , New Ward No.6, House Property in Door No.62(Assessment No.1161) in Natham Survey No.921. Within these boundaries East to West 21 $\frac{3}{4}$ feet and South to North 32 feet totally 69 sq.ft with House property with usual pathway right and all amenities and appurtenants etc.

Boundaries:

East : House of R.Thangapandian

South: East – West Street

West: Common lane then house of Solaiyappan & others

North: Common lane then house of Sundarama Nadar & others.

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) or may contact Branch incharge, Kombai Branch of Canara bank , Ph. No. 04554-252372 or Regional Office, Theni (Ph No 04546- 251642.) during office hours on any working day.

Date: 27/04/2023

Place: Kombai

Authorised Officer

CANARA BANK

DETAILS:

1	Name and Address of the Secured Creditor	Canara Bank, Kombai Branch, Rajaji street, Kombai-625522
2	Name and Address of the Borrower/ Guarantor	Smt. Ganesh Rani T W/o, Mr.Thangapandi TKV School Street Thevaram Theni -625 530
3	Total liabilities as on 18.04.2023	Rs 11,91,730.01 (Rupees Eleven lakhs Ninty One thousand Seven thirty and one Paise Only) due as on 27.04.2023 with further interest thereon from 28.04.2023 + cost
4 a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in
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)
d)	Portal of E-Auction :	www.indianbankseauction.com

6	Details of Properties:	<p>All the piece and parcel of the land and house building thereon situated at Theni District, Periyakulam Registration District, Thevaram Sub – Registration District, Thevaram Village and Town Panchayat, Old Ward No.8, 1st street , New Ward No.6, House Property in Door No.62(Assessment No.1161) in Natham Survey No.921. Within these boundaries East to West 21 $\frac{3}{4}$ feet and South to North 32 feet totally 69 sq.ft with House property with usual pathway right and all amenities and appurtenants etc.</p> <p><u>Boundaries:</u></p> <p>East : House of R.Thangapandian</p> <p>South : East – West Street</p> <p>West : Common lane then house of Solaiyappan & others</p> <p>North: Common lane then house of Sundarama Nadar & others.</p>
6 a) b)	Reserve Price EMD & last date of deposit of EMD :	<p>Rs. 1265,000/- (Rupees Twelve Lakhs and sixty Five thousand Only</p> <p>Rs126500/-(Rupees One Lakh Twenty Six Thousand and five Hundred Only) & 26/05/2023 till 4 pm</p>
7	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website www.indianbankseauction.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)	EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Kombai Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Kombai Branch, A/c No 209272434/209272946 IFSC Code: CNRB0001059 on or before 20.05.2023 till 4 pm .	

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 M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@csl.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 20.05.2023 till 4 PM, to Canara Bank Kombai Branch, by hand or by email.</p> <ul style="list-style-type: none"> 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)	<p>The intending bidders should register their names at portal www.indianbankseuction.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@csl.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/-(Rupees Ten Thousand only) (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),</p>

	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)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
n)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Kombai branch who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Canara Bank, Kombai Branch (Ph. No 04554-252372) e-mail id : cb1059@canarabank.com OR Regional Office, Theni (Ph No 04546- 251642) or the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@csl.co.in
<u>SPECIAL INSTRUCTION/CAUTION</u>	
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: Kombai

Date: 18/04/2023

Authorised Officer

Canara Bank