

SHENCOTTAH BRANCH
COVERING LETTER TO SALE NOTICE

Ref: SN/03/JANNAT/10301

Date: 02.03.2024

To

1) M/s Jannat Agency
217A, K C ROAD,
Melur,
Shencottah - 627809

2) Mr V.Syed Ali,
S/o Sri. Vava Bahurudeen,
402, Main Road,
Viswanathapuram,
Shencottah - 627809

3) Mrs Saleega Beevi,
W/o V Syed Ali,
402, Main Road,
Viswanathapuram,
Shencottah - 627809

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 SHENCOTTAH 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 **SHENCOTTAH 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 thereunder, 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,


Divisional Manager
SREENIVASAR
हरिहर प्रसाद / DIVISIONAL MANAGER
हरि. एच/एस. पी.नो: 47779

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

SHENCOTTAH 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 Canara Bank, will be sold "As is where is", "As is what is", and " Whatever there is" on **26.03.2024** for recovery of **Rs.1,67,84,503.87 (Rupees One Crore sixty seven thousand eighty four thousand five hundred three and eighty seven paise Only)/-** as on **02.03.2024** and further interest thereon from **03.03.2024** to the **SHENCOTTAH** of Canara Bank from the borrower **M/s. Jannat Agency represented by Mr. V Syed Ali.**

The reserve price is **Rs. 26,00,000/- (Rupees Twenty Six Lakhs only).** The earnest money deposit will be **Rs. 2,60,000/- (Rupees Two Lakhs Sixty Thousand only).** The Earnest Money Deposit shall be deposited on or before **25.02.2024** till 4 pm.

Details and full description of the property(ies):

Property standing in the name of Mr. V Syed Ali:

All the part and parcel of the property @ ward No.12, S. No.129/5, Quilon- Madurai NH (208), Poolangudiyiruppu for an extent to 10 cents in the name of Mr. Syed ali, bounded by

North : East – West Path Way

South : Land of Mohammedammal

East : land of Sikkanthar

West : Land of Mohammed Nisha

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 Authorised Officer, Canara bank **SHENCOTTAH** Ph. No 04633 233226 or **Regional Office, Tirunelveli** 0462 2555083 during office hours on any working day.


Divisional Manager
SREENIVASA.R
सं. प्र. सं. / DIVISIONAL MANAGER
सं. सं. / S. P. No: 47779

Date : 02.03.2024

Place: SHENCOTTAH

Authorised Officer

CANARA BANK

SHENCOTTAH BRANCH

DETAILS :

1	Name and Address of the Secured Creditor	Canara Bank, SHENCOTTAH Branch, Abhinav Bharathy, 9 B, Tenkasi Road, Tirunelveli -627809
2	Name and Address of the Borrower/ Guarantor	<p>1) M/s Jannat Agency 217A, K C ROAD, Melur, Shencottah - 627809</p> <p>2) Mr V.Syed Ali, S/o Sri. Vava Bahurudeen, 402, Main Road, Viswanathapuram, Shencottah - 627809</p> <p>3) Mrs Saleega Beevi, W/o V Syed Ali, 402, Main Road, Viswanathapuram, Shencottah - 627809</p>
3	Total liabilities	Rs.1,67,84,503.87 (Rupees One Crore sixty seven thousand eighty four thousand five hundred three and eighty seven paisa Only)/- as on 02.03.2024 and further interest thereon from 03.03.2024
4 a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621)E mail - eauction@ccsl.co.in www.indianbankseuction.com
c)	Date & Time of Auction :	Date : 26.03.2024 Time between 12.30 pm – 1.30 pm
d)		(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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	Portal of E-Auction :	https://indianbankseauction.com
5	Details of Properties:	<p>Property standing in the name of Mr. V Syed Ali: All the part and parcel of the property @ ward No.12, S. No.129/5, Quilon- Madurai NH (208), Poolangudiyiruppu for an extent to 10 cents in the name of Mr. Syed ali, bounded by</p> <p>North : East – West Path Way South : Land of Mohammedammal East : land of Sikkanthar West : Land of Mohammed Nisha</p>
6a)	Reserve Price	The reserve price is Rs. 26,00,000/- (Rupees Twenty Six Lakhs only).
b)	EMD & last date of deposit of EMD :	The earnest money deposit will be Rs. 2,60,000/- (Rupees Two Lakhs Sixty Thousand only). The Earnest Money Deposit shall be deposited on or before 25.03.2024 till 4 pm.
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, SHENCOTTAH Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SHENCOTTAH Branch, A/c No : 209272434, IFSC Code: CNRB0001116 on or 25.03.2024 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	
	<p>M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621)Email - eauction@cctl.co.in</p>	

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	www.indianbankseaction.com
f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25.03.2024 till 4.00 PM, to Canara Bank, SHENCOTTAH Branch by hand or by email.</p> <p>i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.</p> <p>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.</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 https://www.indianbankseaction.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> <p>www.indianbankseaction.com</p>
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
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)	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

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	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 Circle office or SHENCOTTAH branch who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Authorised Officer, Canara Bank, SHENCOTTAH Branch (Ph. No 04633 233226) e-mail id cb1116@canarabank.com .OR Regional Office (462 2555083) / e-mail id(crrotirunelveli@canarabank.com) the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621)Email – eauction@ccsl.co.in www.indianbankseauction.com
<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.	


Divyashree
SREEVINAYASAR
सहस्रसहस्र / DIVISIONAL MANAGER
प.सं./S. P.No.: 47779

Place: SHENCOTTAH

Date: 02.03.2024

Authorised Officer

Canara Bank