

SALE NOTICE COVERING LETTER

REF : 04973/0988773018203/SN/38/2023-24

DATE: 13/10/2023

To

- 1) **BALARAMAN MILK DAIRY
PRO K SANKARI NO 39 04 FILTERBED ROAD
VELLORE VELLORE TAMIL NADU 632001**
- 2) **Smt. A SANKARI
No.39/4, THUKKARAM BAJANAI KOIL ST,
FILTER BED ROAD
VELLORE 632001**

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization 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, Authorized Officer of **Canara Bank, Specialised Sme Branch, Vellore[04973]** 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 **Specialised Sme Branch, Vellore[04973]** of Canara Bank.

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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 Days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Sd/-
**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE – E-AUCTION SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 (Strike whichever is not applicable) of which has been taken by the Authorised Officer of **Specialised Sme Branch, Vellore[04973]** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **22/11/2023**, for recovery of Rs.**50,54,513/80-** (Rupees Fifty Lakhs Fifty Four Thousand Five Hundred Thirteen and PAISE Eighty only) as on 10.10.2023 plus future interest and cost and expenses thereof due to the **Specialised Sme Branch, Vellore[04973]** of Canara Bank from **M/s. BALARAMAN MILK DAIRY** represented by **Proprietrix Smt. A SANKARI**.

The reserve price will be Rs.**88,38,000/-** and the earnest money deposit will be Rs.**8,85,000/-**. The Earnest Money Deposit shall be deposited on or before **20/11/2023** at 5:00 PM.

Details and full description of the movable & immovable property with known encumbrances, if any.

Property-I

All that part and parcel of the land and building owned by **A .Sankari** located in vellore district , vellore registration district , vellore taluk vellore town, in S.No.1708 Door No.39/4/1,New Door No.77, Municipal ward No.21, Thukkaram Bajanai koil street, Filter bed road, Vellore.

Boundaries

On the North by: **Property belong to srirangapillai**
On the South by: **street**
On the East by: **House of Narayaniyammal**
On the West by: **Chinnammal Lorry shed**

Extent : RCC Residential building measuring, East to West - 37 ft, North to South-22 ½ ft another Vacant site and Building, Measuring East to West 34ft, North to South 78 ¼ ft total measuring 3493 Sq ft with doors,Windows, Electrical Fittings and Water tap Connection Etc.

Owner of the Property : **Smt. A SANKARI**.

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 Chief Manager, **Specialised Sme Branch, Vellore[04973]**, Canara Bank, **Mob No: 9445028357** during office hours on any working day.

Date: **13/10/2023**
Place: **Vellore**

Sd/-
AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13/10/2023

1. Name and Address of the Secured Creditor : Canara Bank, **Specialised Sme Branch, Vellore[04973], Opp to Lakshmi Theater Officers Lane Thiyagarajapuram, Vellore 632001**
2. Name and Address of the Borrower(s) / Guarantor(s)
 - i. **BALARAMAN MILK DAIRY, PRO K SANKARI NO 39 04 FILTERBED ROAD VELLORE VELLORE TAMIL NADU 632001**
 - ii. **Smt. A SANKARINo.39/4, THUKKARAM BAJANAI KOIL ST, FILTER BED ROAD, VELLORE 632001**
3. Total liabilities as on 10.10.2023 : Rs. **50,54,513/80-** (Rupees Fifty Lakhs Fifty Four Thousand Five Hundred Thirteen and PAISE Eighty only) plus further interest from 11.10.2023 and cost and expense etc.
4. (a) Mode of Auction : Online Electronic Bidding
(b) Details of Auction service provider : M/s. Canbank Computer Services Limited, No.218, JP Royale, 1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144. E Mail ID: eauction@ccsl.co.in.
(c) Date & Time of Auction: **22/11/2023** Time: 11.30 am to 12.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) Place of Auction : Specialised Sme Branch, Vellore[04973], Opp to Lakshmi Theater Officers Lane Thiyagarajapuram, Vellore 632001
5. Reserve Price : Rs. **88,38,000/-** (Rupees Eighty Eight Lakhs Thirty Eight Thousand only)
6. Other terms and conditions:
 - a. Auction/bidding shall be only through "Online Electronic Bidding" through the website www.ccsl.co.in . 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 with Authorised Officer, on **20/11/2023** from 10.00 am to 5.00 pm.
 - 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, **Specialised Sme Branch, Vellore[04973]** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Specialised Sme Branch, Vellore[04973]**, A/c: **209272434** IFSC Code: **CNRB0004973** on or before **20/11/2023** 5:00 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. Canbank Computer Services Limited, No.218, JP Royale, 1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144. E Mail ID: eauction@ccsl.co.in, ccsleauction@gmail.com
 - f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20/11/2023**, 5.00 PM, to Canara Bank, **Specialised Sme Branch, Vellore[04973]** Branch, cb4973@canarabank.com 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 www.ccsl.co.in 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. Canbank Computer Services Limited, No.218, JP Royale, 1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144. E Mail ID: eauction@ccsl.co.in
 - 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 multiples of Rs.10,000/-(Rupees Ten Thousand only). The bidder who submits the highest bid (above

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Specialised Sme Branch, Vellore[04973], Opp to Lakshmi Theater Officers Lane Thiyagarajapuram, Vellore 632001 Mob: 9445028357, e-mail: cb4973@canarabank.com

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.50,00,000/- (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.**
- 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 **Specialised Sme Branch, Vellore[04973]** Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Authorised Officer, Canara Bank, **Specialised Sme Branch, Vellore[04973]** Branch (Mob: **9445028357**) e-mail id: cb4973@canarabank.com OR the service provider M/s. Canbank Computer Services Limited, No.218, JP Royale,1st Floor, Sampige Road, Malleswaram, Mr.Pakhare D.D Mobile Number 9480691777 & Mr. Ramesh T.H Mobile Number 8553643144.E Mail ID: eauction@ccsl.co.in (mention the name of the service provider, office address, e-mail address and Contact Number here).

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: Vellore
Date: 13/10/2023

Sd/-
AUTHORISED OFFICER
CANARA BANK