

SALE NOTICE COVERING LETTER

REF : 00953/0953777000002/SN/42/2023-24

DATE: 16/10/2023

To

- 1) RANJANI D
W/O KARTHIKEYAN 419 VEPUR CHEKKADI
ROAD VELUR T TANIPADI TIRUVANNAMALAI
TAMIL NADU 606708
- 2) Mr K KARTHIKEYAN S/o KANNAN DNO 419
VEPPUR CHEKKADI ROAD, VELUR Taluk,
TIRUVANNAMALAI, TAMIL NADU - 606708.

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, Tiruvannamalai[00953]** 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 **Tiruvannamalai[00953]** 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 **Tiruvannamalai[00953]** 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. **83,60,652/86-** (Rupees Eighty Three Lakhs Sixty Thousand Six Hundred Fifty Two and PAISE Eighty Six only) as on 30.09.2023 plus future interest and cost and expenses thereof due to the **Tiruvannamalai[00953]** of Canara Bank from **M/s. RANJANI D** guaranteed by **Mr K KARTHIKEYAN S/o KANNAN**.

The reserve price will be Rs.**33,00,000/-** and the earnest money deposit will be Rs.**3,30,000/-**. 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

In Tiruvannamalai R.D, Thandrapattu Taluk , Thanipadi Sub Dis-tract , T.Vellore Village Natham Survey No. 215 , Present Sub Divi-sion Survey No.293/12 An extent of 2106 Sq feet with existing RCC Building and vacant site. East to West 26 Feet , North to South 81 Feet

Boundaries

On the North by: **Veethi**

On the South by: **N.C Ramasamy Gounder House and vacant plot**

On the East by: **Subburaya Gounder House**

On the West by: **G.R. Ranganathan House**

Owner of the Property :

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, **Tiruvannamalai[00953]**, Canara Bank, **Mob No: 9444260953** during office hours on any working day.

Date: **16/10/2023**

Place: **Tiruvannamalai**

Sd/-
**AUTHORISED OFFICER
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16/10/2023

1. Name and Address of the Secured Creditor : Canara Bank, Tiruvannamalai[00953], No.19 Kosamada Street, -606601
2. Name and Address of the Borrower(s) / Guarantor(s)
 - i. **RANJANI D, W/O KARTHIKEYAN 419 VEPPUR CHEKKADI ROAD VELUR T TANIPADI TIRUVANNAMALAI TAMIL NADU 606708**
 - ii. Mr K KARTHIKEYAN S/o KANNAN DNO 419 VEPPUR CHEKKADI ROAD, VELUR T, TIRUVANNAMALAI, TAMIL NADU - 606708.
3. Total liabilities as on 30.09.2023 : Rs. **83,60,652/86-** (Rupees Eighty Three Lakhs Sixty Thousand Six Hundred Fifty Two and PAISE Eighty Six only)plus further interest from 01.10.2023 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 tills the conclusion of the sale)
(d) Place of Auction : Tiruvannamalai[00953], No.19 Kosamada Street, -606601
5. Reserve Price : Rs. **33,00,000/-** (Rupees Thirty Three Lakhs 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, **Tiruvannamalai[00953]** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Tiruvannamalai[00953]**, A/c: **209272434** IFSC Code: **CNRB0000953** 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, **Tiruvannamalai[00953]** Branch, **cb0953@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

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 **Tiruvannamalai[00953]** Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Authorised Officer, Canara Bank, **Tiruvannamalai[00953]** Branch (Mob: **9444260953**) e-mail id: **cb0953@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: Tiruvannamalai
Date: 16/10/2023

Sd/-
AUTHORISED OFFICER
CANARA BANK