



Coimbatore Trichy Road Branch (1248)

Ref:1248/SOUWEST/SN AUG 28/2024-25/VD

Date :22/07/2024

To

M/s. South West Plant Tech represented by proprietor Mrs.T.Vadivu No.65-A, TG Nagar, 3 rd Street, Veerakeralam, Coimbatore – 641 007 Ph. 9842841100	Smt.T.Vadivu, (Proprietrix & Mortgagor) W/o M.P.Mani, 40-A, Oorgounder Street, Thimmaiya Nagar, Veerakeralam, Coimbatore – 641 007
Sri.M.P.Mani,(Guarantor & Mortgagor) S/o Mahalingam, 40-A, Oorgounder Street, Thimmaiya Nagar, Veerakeralam, Coimbatore – 641 007 Ph.9994959942	

Dear Sir/Madam,

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, **TRICHY ROAD 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 **TRICHY ROAD 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,

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

E-AUCTION NOTICE

**SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION)
UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s.Antares Systems Limited, Bangalore through the website www.bankeauctionwizard.com.

CANARA BANK,KAVIRAJ TOWERS,FIRST FLOOR, 256-A,TRICHY ROAD,SUNGAM,COIMBATORE-641018



Coimbatore Trichy Road Branch (1248)

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1. Name and Address of the Secured Creditor:

**CANARA BANK
KAVIRAJ TOWERS
FIRST FLOOR, 256-A,
TRICHY ROAD, SUNGAM
COIMBATORE 641018**

2. Name and Address of the Borrowers, Mortgagors and Guarantors:

M/s. South West Plant Tech represented by proprietor Mrs.T.Vadivu No.65-A, TG Nagar, 3 rd Street, Veerakeralam, Coimbatore - 641 007 Ph. 9842841100	Smt.T.Vadivu, (Proprietrix & Mortgagor) W/o M.P.Mani, 40-A, Oorgounder Street, Thimmaiya Nagar, Veerakeralam, Coimbatore - 641 007
Sri.M.P.Mani,(Guarantor & Mortgagor) S/o Mahalingam, 40-A, Oorgounder Street, Thimmaiya Nagar, Veerakeralam, Coimbatore - 641 007 Ph.9994959942	

3. Total liabilities as on 30/06/2024: Rs.1,30,75,759.73/-(Rupees One Crore Thirty Lakhs Seventy Five Thousand Seven Hundred and Fifty Nine and Seventy Three Paise only) + interest & Charges etc

4. Last Date & Time for receipt of tender documents: 23/08/2024; upto 5.00pm

5. Address in which the tender document to be submitted:

CANARA BANK, KAVIRAJ TOWERS, FIRST FLOOR, 256-A, TRICHY ROAD, SUNGAM, COIMBATORE -641018

6. (a) Date & Time of e- auction: 28/08/2024 & 11.30 am to 12.30 pm

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) Portal of e- auction: www.bankeauctionwizard.com

7.Details of Property/ies:

Property No.1

Doc No.401/2015 Smt.T.Vadivu wife of M.P.Mani

In Tiruppur Registration District, **Thottipalayam** Sub Registration District, in Tiruppur North Taluk, **Nachipalayam Village**, in S.F.Nos.27/2A, 29/1, 29/2, 29/3, 29/4, 29/5, 29/6, 29/7, 29/8, 30, 34, 35, 36/2, 37/1, 37/3, 38, 40, 43, 45/2, 33/2, 39, 33/1, (as per Sub-Division S.F.Nos.33/1A, 33/1B, 28 and 31/1) land converted into house sites approved by Town and Country Planning Approved No.1D.61/ந.உள.இ.எண்.1606/1992 named as "Sri Jayalakshmi Nagar" in S.F.No.33/1 (as per Sub- Division S.F.No.33/1A, 33/1B and 34) situated within the following boundaries and measurements:-

Item No.1

Site No.895

North of -23 feet East West Layout Road,

South of -Site No.892,

East of - Site No.894,

West of - Site No.896,

In this middle,

CANARA BANK,KAVIRAJ TOWERS,FIRST FLOOR, 256-A,TRICHY ROAD,SUNGAM,COIMBATORE-641018



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East west on the North 40 feet,
East west on the South 40 feet,
North south on the East 50 feet,
North south on the West 50 feet,

An extent of **2000Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.2

Site No.896

North of -23 feet East West Layout Road,
South of -Site No.891,
East of -Site No.895,
West of -Site No.897,
In this middle,

East west on the North 40 feet,
East west on the South 40 feet,
North south on the East 50 feet,
North south on the West 50 feet,

An extent of **2000Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.3

Site No.897

North of -23 feet East West Layout Road,
South of -Site No.890,
East of -Site No.896,
West of -Site No.898,
In this middle,

East west on the North 40 feet,
East west on the South 40 feet,
North south on the East 50 feet,
North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.4

Site No.898

North of -23 feet East West Layout Road,
South of -Site No.889,
East of -Site No.897,
West of -Site No.899,
In this middle,

East west on the North 40 feet,
East west on the South 40 feet,
North south on the East 50 feet,
North south on the West 50 feet,

An extent of **2000Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.5

Site No.899

North of -23 feet East West Layout Road,
South of -Site No.888,
East of -Site No.898,
West of -Site No.900,
In this middle,

East west on the North 40 feet,
East west on the South 40 feet,
North south on the East 50 feet,
North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.6

Site No.900

North of -23 feet East West Layout Road,
South of -Site No.887,
East of -Site No.899,



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West of -Site No.901,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.7

Site No.901

North of -23 feet East West Layout Road,

South of -Site No.886,

East of -Site No.900,

West of -Site No.902,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.8

Site No.902

North of -23 feet East West Layout Road,

South of -Site No.885,

East of -Site No.901,

West of -Site No.903,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.9

Site No.903

North of -23 feet East West Layout Road,

South of -Site No.884,

East of -Site No.902,

West of -23 feet North South Layout Road,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.10

Site No.929

North of -Site No.930,

South of -Site No.928,

East of -23 feet North South Layout Road,

West of -Site No.937,

In this middle,

East west on the North 50 feet,

East west on the South 50 feet,

North south on the East 40 feet,

North south on the West 40 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.11

Site No.932

North of -Site No.933,



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South of -Site No.931,

East of -23 feet North South Layout Road,

West of -Site No.934,

In this middle,

East west on the North 50 feet,

East west on the South 50 feet,

North south on the East 40 feet,

North south on the West 40 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Totalling Items 1-11 an extent of **22,000 Sq.ft or 50 Cents 200 Sq.ft or 2043.843 Sq.Mtrs** of Vacant land with all rights and other appurtenances thereto.

Property No.2

Doc No.402/2015 Sri.M.P.Mani Son of Mahalingam

In Tiruppur Registration District, **Thottipalayam** Sub Registration District, in Tiruppur North Taluk, **Nachipalayam Village**, in **S.F.Nos.27/2A, 29/1, 29/2, 29/3, 29/4, 29/5, 29/6, 29/7, 29/8, 30, 34, 35, 36/2, 37/1, 37/3, 38, 40, 43, 45/2, 33/2, 39, 33/1A, 28 and 31/1** land converted into house sites approved by Town and Country Planning Approved No. 10.6/19.28.10.1606/1992 named as "**Sri Jayalakshmi Nagar**" situated within the following boundaries and measurements:-

Item No.1

Site No.844

North of -Site No.843,

South of -Site No.845,

East of -Site No.857,

West of -23 feet North South Layout Road,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.2

Site No.847

North of -Site No.846,

South of -Site No.848,

East of -Site No.854,

West of -23 feet North South Layout Road,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.3

Site No.848

North of -Site No.847,

South of -Site No.849,

East of -Site No.853,

West of -23 feet North South Layout Road,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.4

Site No.850

North of -Site No.849,



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South of -30 feet East West Layout Road,

East of -Site No.851,

West of -23 feet North South Layout Road,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.5

Site No.851

North of -Site No.852,

South of -30 feet East West Layout Road,

East of -30 feet North South Layout Road,

West of -Site No.850,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.6

Site No.853

North of -Site No.854,

South of -Site No.852,

East of -30 feet North South Layout Road,

West of -Site No.848,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.7

Site No.854

North of -Site No.855,

South of -Site No.853,

East of -30 feet North South Layout Road,

West of -Site No.847,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.8

Site No.857

North of -Site No.858,

South of -Site No.856,

East of -30 feet North South Layout Road,

West of -Site No.844,

In this middle,

East west on the North 40 feet,

East west on the South 40 feet,

North south on the East 50 feet,

North south on the West 50 feet,

An extent of **2000 Sq.Ft or 185.80 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Item No.9



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Site No.860

North of -Site No.862,
South of -30 feet East West Layout Road,
East of -Site No.861,
West of -Other Land,
In this middle,

East west on the North 54 feet,
East west on the South 54 feet,
North south on the East 78 ½ feet,
North south on the West 78 ½ feet,

An extent of **4239 Sq.Ft or 393.81 Sq.Mtr** of Vacant land with all rights and other appurtenances thereto.

Totalling Items 1-9 an extent of **20,239 Sq.ft or 1880 Sq.Mtrs** of Vacant land with all rights and other appurtenances thereto.

Totalling Two Property an extent of **42,239 Sq.ft or 3923.843 Sq.Mtrs** of Vacant land with all rights and other appurtenances thereto.

Property Situated in **Nachipalayam Village.**

8. Reserve Price:

Item No.1:Reserve Price: Rs.109.10 Lakhs

EMD& last date of deposit of EMD: Rs.10.91Lakhs & Deposit of EMD on or before **23/08/2024 upto 5.00 pm.**

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

a. The property will be sold in “**as is where is and as is what is**” basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.

b. 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.

c. The property can be inspected, with Prior Appointment with Authorised Officer, COIMBATORE TRICHY ROAD on or before **23/08/2024** between **10.00 am to 5.00 pm**(Date and time mention here)

d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara Bank, Payable at Coimbatore** or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **The Authorised Officer, Trichy Road Branch, Coimbatore, A/c No 209272434, IFSC Code: CNRB0001248** on or before **23/08/2024 upto 5.00 P.M.**

e. Intending bidders please contact the service provider M/s.Antares Systems Limited, Bangalore. Mr.Gunaseelan M, Contact No-9731967722, email id: gunaseelan.m@antaressystems.com. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider.

f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23/08/2024 (date) upto 5.00 PM, to Canara Bank, **COIMBATORE TRICHY ROAD** Branch, COIMBATORE by hand or by email.

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) 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.
- (3) Bidders Name. Contact No. Address, E Mail Id.
- (4) Bidder's A/c details for online refund of EMD.



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g. The intending bidders should register their names at portal www.bankeauctionwizard.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.Antares Systems Limited, Bangalore, Mr Gunaseelan M, Contact No-9731967722, email id: gunaseelan.m@antaressystems.com.

h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs. 50,000**. The bidder who submits the highest bid (not below 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 within the period stated above, 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. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m. 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 COIMBATORE TRICHY ROAD branch who as a facilitating centre shall make necessary arrangements.

n. For further details **contact : The Manager, Canara Bank COIMBATORE TRICHY ROAD Branch** (Ph.No :0422 2300873,9489043449)e-mail id : **cb1248@canarabank.com** OR the service provider M/s.Antares Systems Limited, Bangalore. Mr.Gunaseelan M, Contact No-9731967722, email id:gunaseelan.m@antaressystems.com.

o. For sale proceeds of Rs.50,00,000/- (Rupees Fifty lacs) and above, the successful bidder will have to remit TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

p. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

Special Instruction/Caution

ding 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: COIMBATORE
Date : 22/07/2024

**AUTHORISED OFFICER
CANARA BANK**