

PERAMBALUR SME BRANCH
COVERING LETTER TO SALE NOTICE

Ref: SARF/4519 ELAYA/S/2023-24

Date: 10.05.2023

To

1.Sri Elayaraja N (Borrower & Mortgagor)

S/O Natarajan,

5-64 A Mariyamman Koil St,

Ranjan Kudi, Veppanthattai,

Perambalur -621 115.

2.Smt Kanchana N (Mortgagor)

W/o Natarajan,

5-64 A Mariyamman Koil St,

Ranjan Kudi, Veppanthattai,

Perambalur -621 115.

3.Sri SundaraMoorthy N (Mortgagor)

S/o Natarajan,

5-64 A Subramaniyan Koil St,

Veppanthattai TK,

Perambalur -621 115.

4.Smt Malarkodi V (Mortgagor)

W/o Vaadharaj,

20A/3B, Vallalar Street,

Perambalur – 621 212.

5.Mrs.Sathya (Mortgagaor)

W/o Ilayaraja,

396, Subramaniyar Kovil Street,

Eranchankudi PO, Thevaiyur(South),

Veppanthattai TK,

Perambalur – 621 115.

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 Perambalur SME 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 **Perambalur SME 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

(A GOVERNMENT OF INDIA UNDERTAKING)

PERAMBALUR SME 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 and Guarantor that the below described immovable property mortgaged/ charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of PERAMBALUR SME Branch of the

Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 12.06.2023 for recovery of **Rs.66,79,653.91 (Rupees Sixty Six Lakhs Seventy Nine Thousand Six Hundred and Fifty Three & Paise Ninety One Only)** as on 10.05.2023 and further interest there on from 19.04.2023 + Cost due to the PERAMBALUR SME Branch of Canara Bank from Mr.N.Elayaraja and Mortgagors Mrs.N.Kanchana, Mr.N.Sundaramoorthy, Mrs.Malarkodi V and Mrs.Sathya.

The reserve price will be as follows:

Property 1: Rs.25,44,000/- (Rupees Twenty Five Lakhs Forty Four Thousand Only)

Property 2: Rs.4,51,000/- (Rupees Four Lakhs Fifty One Thousand Only)

The earnest money deposit will be as follows:

Property 1: Rs.2,54,400/- (Rupees Two Lakhs Fifty Four Thousand Four Hundred Only)

Property 2: Rs.45,100/- (Rupees Forty Five Thousand One Hundred Only)

The Earnest Money Deposit shall be deposited on or before 09.06.2023 at 4 pm.

Details and full description of the property(ies):

1.Property standing in the name of Sri Elayaraja N, Smt Kanchana N,Sri Sundaramoorthy N and Smt Malarkodi V

All the parts and parcel of the property and structures situated In Perambalur District, Veppanthattai Taluk, Ariyalur Regn District, Valikandapuram Sub-Regn District in Ranjankudi H/o Thevaiyur (South) village,

Natham Survey number 409/1, an extent of East West 25 ½ feet, North South 72 feet admeasuring total extent of 1836 Square feet vacant site along with the RCC Roofed House building ground floor and first floor constructed in it along with all its doors, fittings, electric service connection etc having the following four boundaries : North of East West Subramaniyar Kovil Street, East of Kannupillai Land, South of Krishnamoorthy Plot, West of plot purchased by Subramanian.

The above property now situated in new Natham Survry Numbers 392/33, 00094 Sq.mtrs in the name of Elayaraja in Patta No.981 and in the name of Sundaramoorthy in Sf.No.392/34, 00092 Sq.mtrs in patta No.982.

2.Property standing in the name of Sri Elayaraja N, Smt Kanchana N,Sri Sundaramoorthy N and Smt Malarkodi V

All the parts and parcel of the property and structures situated In Perambalur District, Veppanthattai Taluk, Ariyalur Regn District, Valikandapuram Sub-Regn District in Ranjankudi H/o Thevaiyur (South) village,

Natham Survey No.410, UDR Sf.No.39, an extent of East West 26 feet, North South 23 feet admeasuring total extent of 598 Sq.ft vacant site along with the asbestos shed in it having the following four Boundaries: East of North-South Arcot Road, North of Velu pillai site, West of Rajamani site, South of 4ft wide East West pathway.

The above property now situated in new Natham Survey numbers 391/2, Hec.0.02.60 in Patta No.712.

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, Perambalur Branch, Canara bank , Ph.No.04328-277152/9489045796 or Manager, PERAMBALUR SME Branch, Ph. No.04328-278152/9489045882 or Regional Office, Trichy (Ph No.0431-2415607/9489045899) during office hours on any working day.

Date: 10.05.2023

Authorised Officer

Place: Perambalur SME

CANARA BANK

DETAILS :

1	Name and Address of the Secured Creditor	Canara Bank, Perambalur SME Branch, No.170, Madana Gopala Puram, Trichy Main Road – 621212.
2	Name and Address of the Borrower/ Guarantor	1.Sri Elayaraja N (Borrower & Mortgagor) S/O Natarajan, 5-64 A Mariyamman Koil St, Ranjan Kudi, Veppanthattai, Perambalur -621 115. 2.Smt Kanchana N (Mortgagor) W/o Natarajan, 5-64 A Mariyamman Koil St, Ranjan Kudi, Veppanthattai, Perambalur -621 115. 3.Sri SundaraMoorthy N (Mortgagor) S/o Natarajan, 5-64 A Subramaniam Koil St, Veppanthattai TK, Perambalur -621 115.

		<p>4.Smt Malarkodi V (Mortgagor) W/o Vaadharaj, 20A/3B, Vallalar Street, Perambalur – 621 212.</p> <p>5.Mrs.Sathya (Mortgagaor) W/o Ilayaraja, 396, Subramaniyar Kovil Street, Eranchankudi PO, Thevaiyur(South), Veppanthattai TK, Perambalur – 621 115.</p>
3	Total liabilities as on 10.05.2023	Rs.66,79,653.91 (Rupees Sixty Six Lakhs Seventy Nine Thousand Six Hundred and Fifty Three & Paise Ninety One Only) with further interest there on from 19.04.2023 + Cost
4a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	Mr. Praveen Kumar Thevar Mobile : 09722778828, 09655591945 Email : praveen.thevar@auctiontiger.net , tamilnadu@auctiontiger.net
c)	Date & Time of Auction :	Date : 12.06.2023 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 :	https://canarabank.auctiontiger.net
5	Details of Properties:	<p><u>1.Property standing in the name of Sri Elayaraja N, Smt Kanchana N,Sri Sundaramoorthy N and Smt Malarkodi V</u></p> <p>All the parts and parcel of the property and structures situated In Perambalur District, Veppanthattai Taluk, Ariyalur Regn District, Valikandapuram Sub-Regn District in Ranjankudi H/o Thevaiyur (South) village, Natham Survey number 409/1, an extent of East West 25 ½ feet, North South 72 feet admeasuring total extent</p>

		<p>of 1836 Square feet vacant site along with the RCC Roofed House building ground floor and first floor constructed in it along with all its doors, fittings, electric service connection etc having the following four boundaries : North of East West Subramaniyar Kovil Street, East of Kannupillai Land, South of Krishnamoorthy Plot, West of plot purchased by Subramanian.</p> <p>The above property now situated in new Natham Survry Numbers 392/33, 00094 Sq.mtrs in the name of Elayaraja in Patta No.981 and in the name of Sundaramoorthy in Sf.No.392/34, 00092 Sq.mtrs in patta No.982.</p> <p><u>2.Property standing in the name of Sri Elayaraja N, Smt Kanchana N,Sri Sundaramoorthy N and Smt Malarkodi V</u></p> <p>All the parts and parcel of the property and structures situated In Perambalur District, Veppanthattai Taluk, Ariyalur Regn District, Valikandapuram Sub-Regn District in Ranjankudi H/o Thevaiyur (South) village, Natham Survey No.410, UDR Sf.No.39, an extent of East West 26 feet, North South 23 feet admeasuring total extent of 598 Sq.ft vacant site along with the asbestos shed in it having the following four Boundaries: East of North-South Arcot Road, North of Velu pillai site, West of Rajamani site, South of 4ft wide East West pathway.</p> <p>The above property now situated in new Natham Survey numbers 391/2, Hec.0.02.60 in Patta No.712.</p>
6 a)	Reserve Price	<p>Property 1: Rs.25,44,000/- (Rupees Twenty Five Lakhs Forty Four Thousand Only)</p> <p>Property 2: Rs.4,51,000/- (Rupees Four Lakhs Fifty One Thousand Only)</p>
b)	EMD & last date of deposit	<p>The earnest money deposit will be as follows:</p> <p>Property 1: Rs.2,54,400/- (Rupees Two Lakhs</p>

	<p>of EMD :</p>	<p>Fifty Four Thousand Four Hundred Only) Property 2: Rs.45,100/- (Rupees Forty Five Thousand One Hundred Only) The Earnest Money Deposit shall be deposited on or before 09.06.2023 at 4 pm.</p>
<p>7.</p>	<p>Other terms and conditions :</p>	
<p>a)</p>	<p>Auction/bidding shall be only through “Online Electronic Bidding” through the website www.canarabank.auctiontiger.net. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.</p>	
<p>b)</p>	<p>The property can be inspected with prior appointment of Branch / Authorised Officer.</p>	
<p>c)</p>	<p>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.</p>	
<p>d)</p>	<p>EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Regional Office OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Perambalur SME, A/c No: 209272434 IFSC Code: CNRB0004519 on or before 09.06.2023 till 4.00 pm.</p>	
<p>e)</p>	<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 E – Procurement Technologies Ltd Mr. Praveen Kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net</p>	
<p>f)</p>	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.06.2023 till 4.00PM, to Canara Bank, Perambalur SME 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. 	
<p>g)</p>	<p>The intending bidders should register their names at www.bankeauctions.com portal 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 E – Procurement Technologies Ltd</p>	

	<p>Mr. Praveen Kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net</p>
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 multiplies of Rs.10,000/-. 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 (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)	In case, if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not be held responsible for such dues.
n)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	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 Perambalur SME Branch who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Perambalur SME Branch (Ph.No.04328-278152/9489045882) E-Mail id : cb4519@canarabank.com OR Regional Office, Trichy (Ph.No.0431-2415476/2419962/9489045899) the service provider M/s E – Procurement Technologies Ltd Mr. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email : praveen.thevar@auctiontiger.net
<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: Perambalur SME

Date: 10.05.2023

AUTHORISED OFFICER

CANARA BANK