

**KARUR BRANCH**  
**COVERING LETTER TO SALE NOTICE**

Ref: SARF/1227/S/MAXICAN/2023-24

Date : 10.05.2023

To

- i) M/S MAXICAN EXPORT REPRESENTED BY ITS PARTNERS MR.N.DHANARAJ AND  
MRS.D.SUBADEVI

NO 9 /1497/1 MAHATMA NAGAR  
ANDANKOVIL EAST ANNA NAGAR  
KARUR 639 002

- ii) MR.N.DHANARAJ

PARTNER M/S MAXICAN EXPORT  
16B, RAMANUJAM NAGAR,  
B2, SHIVAYAM AVENUE,  
KARUR-639002

- iii) MRS.D.SUBADEVI

PARTNER M/S MAXICAN EXPORT  
16B, RAMANUJAM NAGAR,  
B2, SHIVAYAM AVENUE,  
KARUR-639002

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.**

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As you are aware, I on behalf of **Canara Bank, Karur 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 **Karur 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)

**KARUR 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 provision 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 Borrowers 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 Karur 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.7,87,24,371.13 (Rupees Seven Crores Eighty Seven Lakhs Twenty Four Thousand Three Hundred and Seventy One & Paise Thirteen Only)** due as on 09.05.2023 with further interest from 01.11.2022 + Cost to the Karur Branch of Canara Bank from Borrowers M/S MAXICAN EXPORT REPRESENTED BY ITS PARTNERS MR.N.DHANARAJ AND MRS.D.SUBADEVI.

The reserve price for

Lot 1

Property 1 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)

Property 2 – Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)

Property 3 - Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)

Property 4 – Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)

Lot 2

Property 5 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)

Property 6 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)

Property 7 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)

Property 8 - Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)

Property 9 - Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)

Property 10 – Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)

The Earnest Money Deposit for

Lot 1

Property 1 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)

Property 2 – Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)

Property 3 - Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)

Property 4 – Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)

Lot 2

Property 5 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)

Property 6 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)

Property 7 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)

Property 8 - Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)

Property 9 - Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)

Property 10 – Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)

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

**Details and full description of the property in the name of Mr.N.DHANARAJ, S/O Natchimuthu AND Mrs.SUBADEVI, W/o N.Dhanaraj:**

All the parts and parcel of the property and residential building situated in Karur Registration District, Karur-West SRO, Karur Taluk, Inam Karur Municipality, Inam Karur Village, Old S.F.No.611 New S.F.No.459 Acre.6.10. In this Acre.2.33

Old S.F.No.616 New S.F.No.411 Acre.9.16. In this Acre.6.01 ½

Old S.F.No.618 New S.F.No.412 Acre.6.18. In this Acre.0.44 ½

Total Acre.8.79 has been divided into house sites and named it as "Reliance Garden", In this

**Item No.1:-** ( belonging to D. Subhadevi, W/O N.Dhanaraj vide Doc.No. 5365/2007)

**In this House site Nos.31, 32, 52 and 53 measuring 9600 square feet bounded by :-**

30 feet East-West road on the South;

House site Nos.33 and 51 on the East:

30 feet width East-West Road on the North and

House site Nos.30 and 54 on the West;.

Lot 1:

**PROPERTY 1 :**

House site No.31 Measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 square feet

**PROPERTY 2 :**

House site No.32 Measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

**PROPERTY 3 :**

House site No.52 Measurements:

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

**PROPERTY 4 :**

House site No.53 Measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

Total measuring in house site Nos.31, 32, 52 and 53 is 9600 Square feet with the right of pathway in all the roads formed in the lay-out, mamool pathway rights, etc.,

**Item No.2::** ( belonging to N.Dhanaraj, S/o Nachimuthu)

**In this House site Nos.33, 34 , 35, 49, 50 and 51 measuring**

14,400 Square feet bounded by :-

30 feet East-West Road on the South;

House site Nos.36 and 48 on the East;

30 feet width East-West Road on the North and

House site Nos.32 and 52 on the West;

Lot 2

**PROPERTY 5 :**

House site No. 33 measurements:

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

PROPERTY 6:

House site No.34 measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

PROPERTY 7:

House site No.35 measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

PROPERTY 8:

House site No.49 measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

PROPERTY 9:

House site No. 50 measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

PROPERTY 10:

House site No.51 measurements:-

40 feet in East-West on both sides and

60 feet in North-South on both sides;

Total measuring 2400 Square feet

Total measuring in house site Nos. 33, 34 , 35, 49, 50 and 51 measuring 14,400 Square feet with the right of pathway in all the roads formed in the lay-out, mamool pathway rights, etc.,

Total Extent of Items 1 and 2 are 24000 square feet.

This item of House sites are presently covered under the following

survey number, extent and patta numbers:

[S.F.No.](#) 411/4 Hectare.1.35.00 Patta No.4226

[S.F.No.](#) 411/3 Hectare. 1.47.00 Patta No. 4225

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website ([www.canarabank.com](http://www.canarabank.com)) or may contact Authorised Officer, **Karur** Branch, Canara Bank, Ph.No. 04324-235236/9489045738 or Regional Office, Trichy (Ph.No.0431-2415476/2419962/9489045899) during office hours on any working day.

Date : Karur

AUTHORISED OFFICER

Place : 10.05.2023

CANARA BANK

**DETAILS :**

1	Name and Address of the Secured Creditor	Canara Bank, Karur branch
2	Name and Address of the Borrower/ Guarantor	<p>i) M/S MAXICAN EXPORT REPRESENTED BY ITS PARTNERS MR.N.DHANARAJ AND MRS.D.SUBADEVI NO 9 /1497/1 MAHATMA NAGAR ANDANKOVIL EAST ANNA NAGAR KARUR 639 002</p> <p>ii) MR.N.DHANARAJ PARTNER M/S MAXICAN EXPORT 16B, RAMANUJAM NAGAR, B2, SHIVAYAM AVENUE, KARUR-639002</p> <p>iii) MRS.D.SUBADEVI PARTNER M/S MAXICAN EXPORT 16B, RAMANUJAM NAGAR, B2, SHIVAYAM AVENUE, KARUR-639002</p>
3	Total liabilities as on 09.05.2023	<b>Rs.7,87,24,371.13 (Rupees Seven Crores Eighty Seven Lakhs Twenty Four Thousand Three Hundred and Seventy One &amp; Paise Thirteen Only)</b> with further interest from 01.11.2022 + Cost
4 a)	Mode of Auction :	E- Auction

<p>b)</p>	<p>Details of Auction service provider :</p>	<p>Mr. Praveen Kumar Thevar          Mobile : 09722778828, 09655591945          Email : <a href="mailto:praveen.thevar@auctiontiger.net">praveen.thevar@auctiontiger.net</a>  <a href="mailto:tamilnadu@auctiontiger.net">tamilnadu@auctiontiger.net</a></p>
<p>c)</p>	<p>Date &amp; Time of Auction :</p>	<p>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)</p>
<p>d)</p>	<p>Portal of E-Auction :</p>	<p><a href="https://canarabank.auctiontiger.net">https://canarabank.auctiontiger.net</a></p>
<p>5</p>	<p>Details of Properties:</p>	<p>All the parts and parcel of the property and residential building situated in Karur Registration District, Karur-West SRO, Karur Taluk, Inam Karur Municipality, Inam Karur Village, Old S.F.No.611 New S.F.No.459 Acre.6.10. In this Acre.2.33          Old S.F.No.616 New S.F.No.411 Acre.9.16. In this Acre.6.01 ½          Old S.F.No.618 New S.F.No.412 Acre.6.18. In this Acre.0.44 ½          Total Acre.8.79 has been divided into house sites and named it as "Reliance Garden", In this  <u><b>Item No.1:-</b></u> ( belonging to D. Subhadevi, W/O N.Dhanaraj vide Doc.No. 5365/2007)  <b>In this House site Nos.31, 32, 52 and 53 measuring 9600 square</b> feet bounded by :-          30 feet East-West road on the South;          House site Nos.33 and 51 on the East:          30 feet width East-West Road on the North and          House site Nos.30 and 54 on the West;.          Lot 1:  <u><b>PROPERTY 1 :</b></u>  <u>House site No.31 Measurements:-</u>          40 feet in East-West on both sides and          60 feet in North-South on both sides;</p>

		<p>Total measuring 2400 square feet</p> <p><b><u>PROPERTY 2 :</u></b></p> <p><b><u>House site No.32 Measurements:-</u></b></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 3 :</u></b></p> <p><b><u>House site No.52 Measurements:</u></b></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 4 :</u></b></p> <p><b><u>House site No.53 Measurements:-</u></b></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p>Total measuring in house site Nos.31, 32, 52 and 53 is 9600 Square feet with the right of pathway in all the roads formed in the lay-out, mamool pathway rights, etc.,</p> <p><b><u>Item No.2::</u></b> ( belonging to N.Dhanaraj, S/o Nachimuthu)</p> <p><b><u>In this House site Nos.33, 34 , 35, 49, 50 and 51</u></b> <b><u>measuring</u></b></p> <p>14,400 Square feet bounded by :- 30 feet East-West Road on the South; House site Nos.36 and 48 on the East; 30 feet width East-West Road on the North and House site Nos.32 and 52 on the West;</p> <p><b><u>Lot 2:</u></b></p> <p><b><u>PROPERTY 5 :</u></b></p> <p><b><u>House site No. 33 measurements:</u></b></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p>
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		<p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 6:</u></b></p> <p><u>House site No.34 measurements:-</u></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 7:</u></b></p> <p><u>House site No.35 measurements:-</u></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 8:</u></b></p> <p><u>House site No.49 measurements:-</u></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 9:</u></b></p> <p><u>House site No. 50 measurements:-</u></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p><b><u>PROPERTY 10:</u></b></p> <p><u>House site No.51 measurements:-</u></p> <p>40 feet in East-West on both sides and 60 feet in North-South on both sides;</p> <p>Total measuring 2400 Square feet</p> <p>Total measuring in house site Nos. 33, 34 , 35, 49, 50 and 51 measuring 14,400 Square feet with the right of pathway in all the roads formed in the lay-out, mamool pathway rights, etc.,</p> <p>Total Extent of Items 1 and 2 are 24000 square feet.</p> <p>This item of House sites are presently covered under the following</p> <table border="0"> <tr> <td>survey number,</td> <td>extent and</td> <td>patta numbers:</td> </tr> <tr> <td><a href="#">S.F.No.</a> 411/4</td> <td>Hectare.1.35.00</td> <td>Patta No.4226</td> </tr> </table>	survey number,	extent and	patta numbers:	<a href="#">S.F.No.</a> 411/4	Hectare.1.35.00	Patta No.4226
survey number,	extent and	patta numbers:						
<a href="#">S.F.No.</a> 411/4	Hectare.1.35.00	Patta No.4226						

		<a href="#">S.F.No.</a> 411/3    Hectare. 1.47.00    Patta No. 4225
6 a)	Reserve Price	<p>The reserve price for</p> <p>Lot 1:</p> <p>Property 1 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)</p> <p>Property 2 – Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)</p> <p>Property 3 - Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)</p> <p>Property 4 – Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)</p> <p>Lot 2:</p> <p>Property 5 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)</p> <p>Property 6 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)</p> <p>Property 7 - Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)</p> <p>Property 8 - Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)</p> <p>Property 9 - Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)</p> <p>Property 10 – Rs.25,20,000/- (Rupees Twenty Five Lakhs Twenty Thousand Only)</p>
b)	<b>EMD &amp; last date of deposit of EMD :</b>	<p>The Earnest Money Deposit for</p> <p>Lot 1:</p> <p>Property 1 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)</p> <p>Property 2 – Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)</p> <p>Property 3 - Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)</p> <p>Property 4 – Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)</p>

	<p>Lot 2:</p> <p>Property 5 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)</p> <p>Property 6 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)</p> <p>Property 7 - Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)</p> <p>Property 8 - Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)</p> <p>Property 9 - Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)</p> <p>Property 10 – Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only)</p> <p>&amp; 09.06.2023 – 4pm</p>
<b>7</b>	<b>Other terms and conditions :</b>
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="http://www.canarabank.auctiontiger.net">www.canarabank.auctiontiger.net</a> . 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, Regional Office OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No: <b>209272434</b> IFSC Code: <b>CNRB0001227</b> on or before <b>09.06.2023 till 4.00 pm</b> .
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 E – Procurement Technologies Ltd Mr. Praveen Kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.06.2023 <b>till 4.00PM</b> , to Canara Bank, <b>Karur</b> by hand or by email.

	<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 <a href="https://canarabank.auctiontiger.net">https://canarabank.auctiontiger.net</a> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider</p> <p>M/s E – Procurement Technologies Ltd Mr. Praveen Kumar Thevar Mobile : 09722778828, 09655591945 Email :praveen.thevar@auctiontiger.net</p>
h)	<p>EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.</p>
i)	<p>Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of <b>Rs.10,000/-</b>. 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)	<p>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.</p>
k)	<p><b>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.</b></p>
l)	<p>All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.</p>
m)	<p>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.</p>
n)	<p>Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of</p>

	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 <b>Karur</b> Branch who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, <b>Karur</b> Branch (Ph.No. 04324-235236/9489045738) E-Mail id : <a href="mailto:cb1227@canarabank.com">cb1227@canarabank.com</a> 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

**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: Karur

Date: 10.05.2023

**AUTHORISED OFFICER**

**CANARA BANK**