

COVERING LETTER TO SALE NOTICE

To

M/s. SRI SELVA VINAYAKA ENGINEERING represented by its Proprietor Sri. V. MANI, S/o. Sri. Veerappan G, No. 27/5,27/6, 27/7, Rasipuram Road, Mathur, Pudukottai - 622515.	Residence at Sri.V. MANI S/o. Sri. Veerappan G No. 28, 3 rd Street, Palani Nagar, K. K. Nagar Post, Trichy - 620021
Smt. M. ANITHA (Guarantor), W/o. Sri. V. Mani, No. 28, 3 rd Street, Palani Nagar, K. K. Nagar Post, Trichy - 620021	Sri. V. VENKATRAMAN (Guarantor), S/o. Sri. Veerappan G, No. 28A, 3 rd Street, Palani Nagar, K. K. Nagar Post, Trichy - 620021

Dear Sirs/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, the Authorised Officer of Canara Bank has 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 them and 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 the 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,

AUTHORIZED OFFICER

ENCLOSURE - SALE NOTICE

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SALE NOTICE

(Auction Sale Notice for Sale of Movable and Immovable Properties)

E-Auction Sale Notice for Sale of Movable and 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 (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of **ARM Branch, Trichy** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” basis on **11-06-2024** for recovery of **Rs. 8,79,23,780/-** (Rupees Eight Crores Seventy Nine Lakhs Twenty Three Thousand Seven Hundred and Eighty Only) due as on **06-05-2024** with further interest from 07-05-2024 + expenses to the **ARM Branch Trichy of Canara Bank** from borrower **M/s. SRI SELVA VINAYAKA ENGINEERING** represented by its Proprietor **Sri. V. MANI** and Guarantors **Smt. M. ANITHA** and **Sri. V. VENKATRAMAN**.

The reserve price for the property will be as follows :

Property No. 1: Rs. 2,02,32,000 /- (Rupees Two Crores Two Lakhs Thirty Two Thousand Only)

Property No. 2: Rs. 73,88,000 / - (Rupees Seventy Three Lakhs Eighty Eight Thousand Only)

Property No. 3: Rs. 88,74,000 /- (Rupees Eighty Eight Lakhs Seventy Four Thousand only)

and The Earnest Money Deposit (EMD) for the property will be as follows:

Property No. 1: Rs. 20,23,200/- (Rupees Twenty Lakhs Twenty Three Thousand and Two Hundred Only)

Property No. 2 : Rs. 7,38,800/- (Rupees Seven Lakhs Thirty Eight Thousand and Eight Hundred Only)

Property No 3 : Rs. 8,87,400 /- (Rupees Eight Lakhs Eighty Seven Thousand and Four Hundred Only)

The Earnest Money Deposit shall be deposited on or before **10/06/2024** till **4.00 pm**.

DETAILS AND FULL DESCRIPTION OF THE PROPERTIES:

Property No. 1 - in the name of M/s. SRI SELVA VINAYAKA ENGINEERING represented by its Proprietor Sri. V. MANI :

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Asset Recovery Management (ARM) Branch

1st Floor, Regional office Building, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Our Ref: CB ARM: TRY: SN: SRI SELVA VINAYAKA ENGG 1223261100008:MAY:2024:RV

Date: 07-05-2024

Part 1 : All the parts and parcel of the property and industrial land and factory building situated in Pudukottai Registration District, Kulathur Sub Registration District, Pudukottai District, Kulathur Taluk, Veerallimalai Uraichi Ondrium, Mathur Vattam, Mathur Village,

New Survey No. 27/5 Ares 0.22.5 Cents 56, Old Survey No. 27/3
New Survey No. 27/6 Ares 0.23.0 Cents 57, Old Survey No. 27/2A
New Survey No. 27/7 Ares 0.09.5 Cents 24, Old Survey No. 27/2B.

Four Boundaries :

North : Cart Track
East : Vavachi Kulam
South : Vavachi Kulam
West : Rasipuram Road

Total - 1.37 Acres of Land

Part 2 : All the parts and parcel of the property and industrial land situated in Pudukottai Registration District, Kulathur SRO, Pudukottai District, Kulathur Taluk, Viralimalai Panchayat Union, Mathur Village Panchayat, Mathur Taluk, in Mathur Village situated

In Survey No. 28/6B - An extent of 8.5 Cents
In Survey No.28/7 - An extent of 11 Cents
In Survey No. 28/8 - An extent of 7.5 Cents
In Survey No. 28/9C - An extent of 22 Cents

Totalling 49 Cents - equivalent to 21364 Sq. Ft. with the following boundaries :

On South : Vavachi Kulam
On North : Sakthi's Property
On West : V Mani's other properties
On East : Puramboke Lands

Total Area : 49 Cents - equivalent to 21364 Sq. Ft.
Total land in Part 1 and Part 2 is 1.86 Acres.

Property No. 2 - in the name of Sri. V. Venkatraman :

All the parts and parcel of the property and residential building situated in Tiruchirapalli Registration District, K Sathanur Sub Registration District, Srirangam Taluk, in K Sathanur Village, a house plot situated in Survey No. 82/1.13 measuring 1,875 Sq. Ft.. on the Northern Side of Plot No. 28 measuring 3,750 Sq. Ft. out of Acre 4.94 Cents within the following boundaries :

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North : Plot No. 23
South : Southern Portion of Plot No. 28, purchased by Anitha
East : Road and Park in Survey No.81/1.10
West : Plot No. 27

Within the Above four boundaries, the Northern Portion of Plot No. 28 measuring 1875 Sq. Ft. admeasuring East West on both sides 50 feet, North South on both sides 37 ½ feet along with the terraced house constructed thereon bearing Door No. 28 -A.

The above property is situated within the limits of Tiruchirapalli City Corporation, in K Sathanur Village, in Palani Nagar 3rd Street.

Property No. 3 - in the name of Smt. M. Anitha:

All the parts and parcel of the property and residential building situated in Trichy District, Trichy Registration District, K Sathanur Sub Registration District, Srirangam Taluk, K Sathanur Village, Palani Nagar, S.F. No. 82/1 -13, the land measuring an extent of Ac.4.94 Cents combined together with adjacent lands converted into house sites, formed a layout and named as Palani Nagar in this layout, the house site bearing Plot No. 28 measuring East West 50' X North South 75' = 3750 Sq. Ft.

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Four Boundaries :

North : Plot No. 23 belonging to Sriramulu
South : 33 feet wide Road
East : Layout Road and Park in S.F. No. 81/1 - 10
West : Plot No. 27

Out of this, on the Southern side,

The site measuring East West 50 feet, North South 37 ½ feet = 1875 Sq. Ft. = 174.19 Sq. Meter together with the terraced house thereon bearing No. 28 A, III rd Street, Palani Nagar, K K Nagar Post, Trichy - 620021.

Four Boundaries :

North : Northern Portion of Plot No. 28 belonging to Venkatraman
South : 33 feet wide Road
East : Layout Road and Park in S.F. No. 81/ 1-10
West : Plot No. 27

Situated within the limits of Ponmalai Zone of Corporation of Trichy.

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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, ARM Branch, Trichy-1 (Authorized Officer of Canara Bank ARM Branch Trichy), Ph. No. 0431-2416067 during office hours on any working day.

Date : 07-05-2024

Place : Trichy

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE DATED 07-05-2024

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 st floor, Regional Office Building, Muthaiah towers Williams Road, Trichy - 620 001.
2	Name and Address of the Borrower & guarantor	1) M/s. SRI SELVA VINAYAKA ENGINEERING represented by its Proprietor Sri. V. MANI, S/o. Sri. Veerappan G, No. 27/5,27/6, 27/7, Rasipuram Road, Mathur, Pudukottai - 622515. Having his residence at No. 28, 3 rd Street, Palani Nagar, K. K. Nagar Post, Trichy - 620021 2) Smt. M. ANITHA (Guarantor), W/o. Sri. V. Mani, No. 28, 3 rd Street, Palani Nagar, K. K. Nagar Post, Trichy - 620021 3) Sri. V. VENKATRAMAN (Guarantor), S/o. Sri. Veerappan G, No. 28A, 3 rd Street, Palani Nagar, K. K. Nagar Post, Trichy - 620021
3	Total liabilities as on 06/05/2024	Rs. 8,79,23,780/- (Rupees Eight Crores Seventy Nine Lakhs Twenty Three Thousand Seven Hundred and Eighty Only) due as on 06-05-2024 with further interest from 07-05-2024 + expenses

4	Mode of Auction :	E- Auction
a)	Details of Auction service provider :	Sri. Praveen kumar Thevar Mobile : 09722778828, 09655591945 Email: Praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net
b)	Date & Time of Auction :	Date : <u>11-06-2024</u> & Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
c)	Portal of E-Auction :	https://canarabank.auctiontiger.net
d)	Details and description of the property	<p><u>Property No. 1 - in the name of M/s. SRI SELVA VINAYAKA ENGINEERING represented by its Proprietor Sri. V. Mani :</u></p> <p>Part 1 : All the parts and parcel of the property and industrial land and factory building situated in Pudukottai Registration District, Kulathur Sub Registration District, Pudukottai District, Kulathur Taluk, Veerallimalai Uraichi Ondrium, Mathur Vattam, Mathur Village,</p> <p>New Survey No. 27/5 Ares 0.22.5 Cents 56, Old Survey No. 27/3 New Survey No. 27/6 Ares 0.23.0 Cents 57, Old Survey No. 27/2A New Survey No. 27/7 Ares 0.09.5 Cents 24, Old Survey No. 27/2B.</p> <p>Four Boundaries :</p> <p>North : Cart Track East : Vavachi Kulam South : Vavachi Kulam West : Rasipuram Road</p> <p>Total - 1.37 Acres of Land</p> <p>Part 2 : All the parts and parcel of the property and industrial land situated in Pudukottai Registration District, Kulathur SRO, Pudukottai District, Kulathur</p>

	<p>Taluk, Viralimalai Panchayat Union, Mathur Village Panchayat, Mathur Taluk, in Mathur Village situated</p> <p>In Survey No. 28/6B - An extent of 8.5 Cents In Survey No.28/7 - An extent of 11 Cents In Survey No. 28/8 - An extent of 7.5 Cents In Survey No. 28/9C - An extent of 22 Cents</p> <p>Totalling 49 Cents - equivalent to 21364 Sq. Ft. with the following boundaries :</p> <p>On South : Vavachi Kulam On North : Sakthi's Property On West : V Mani's other properties On East : Puramboke Lands</p> <p>Total Area : 49 Cents - equivalent to 21364 Sq. Ft. Total land in Part 1 and Part 2 is 1.86 Acres.</p> <p><u>Property No. 2 - in the name of Sri. V. VENKATRAMAN :</u></p> <p>All the parts and parcel of the property and residential building situated in Tiruchirapalli Registration District, K Sathanur Sub Registration District, Srirangam Taluk, in K Sathanur Village, a house plot situated in Survey No. 82/1.13 measuring 1,875 Sq. Ft.. on the Northern Side of Plot No. 28 measuring 3,750 Sq. Ft. out of Acre 4.94 Cents within the following boundaries :</p> <p>North : Plot No. 23 South : Southern Portion of Plot No. 28, purchased by Anitha East : Road and Park in Survey No.81/1.10 West : Plot No. 27</p> <p>Within the Above four boundaries, the Northern Portion of Plot No. 28 measuring 1875 Sq. Ft. admeasuring East West on both sides 50 feet, North South on both sides 37 ½ feet along with the terraced house constructed thereon bearing Door No. 28 -A.</p> <p>The above property is situated within the limits of Tiruchirapalli City Corporation, in K Sathanur Village, in</p>
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Our Ref: CB ARM: TRY: SN: SRI SELVA VINAYAKA ENGG 1223261100008:MAY:2024:RV

Date: 07-05-2024

		<p>Palani Nagar 3rd Street.</p> <p><u>Property No. 3 - in the name of Smt. M. ANITHA:</u></p> <p>All the parts and parcel of the property and residential building situated in Trichy District, Trichy Registration District, K Sathanur Sub Registration District, Srirangam Taluk, K Sathanur Village, Palani Nagar, S.F. No. 82/1 - 13, the land measuring an extent of Ac.4.94 Cents combined together with adjacent lands converted into house sites, formed a layout and named as Palani Nagar in this layout, the house site bearing Plot No. 28 measuring East West 50' X North South 75' = 3750 Sq. Ft.</p> <p>Four Boundaries :</p> <p>North : Plot No. 23 belonging to Sriramulu South : 33 feet wide Road East : Layout Road and Park in S.F. No. 81/1 - 10 West : Plot No. 27</p> <p>Out of this, on the Southern side,</p> <p style="text-align: center;">Restricted</p> <p>The site measuring East West 50 feet, North South 37 ½ feet = 1875 Sq. Ft. = 174.19 Sq. Meter together with the terraced house thereon bearing No. 28 A, III rd Street, Palani Nagar, K K Nagar Post, Trichy - 620021.</p> <p>Four Boundaries :</p> <p>North : Northern Portion of Plot No. 28 belonging to Venkatraman South : 33 feet wide Road East : Layout Road and Park in S.F. No. 81/ 1-10 West : Plot No. 27</p> <p>Situated within the limits of Ponmalai Zone of Corporation of Trichy</p>
6 a)	Reserve Price	<p><u>Property No. 1: Rs. 2,02,32,000</u> /- (Rupees Two Crores Two Lakhs Thirty Two Thousand Only) <u>Property No. 2 : Rs. 73,88,000/-</u> - (Rupees Seventy Three Lakhs Eighty Eight Thousand Only) <u>Property No. 3 : Rs. 88,74,000</u> /- (Rupees Eighty Eight Lakhs Seventy Four Thousand only)</p>

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b)	EMD & last date of deposit of EMD :	<p><u>Property No. 1</u>: Rs. 20,23,200/- (Rupees Twenty Lakhs Twenty Three Thousand and Two Hundred Only)</p> <p><u>Property No. 2</u> : Rs. 7,38,800/- (Rupees Seven Lakhs Thirty Eight Thousand and Eight Hundred Only)</p> <p><u>Property No 3</u> : Rs. 8,87,400 /- (Rupees Eight Lakhs Eighty Seven Thousand and Four Hundred Only)</p> <p>& 10-06-2024 till 4 pm</p>
6	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website www.bankeauctions.com . 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 Authorised Officer / ARM Branch, Trichy.	
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 Canara Bank ARM Branch Trichy OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch Trichy, A/c No: 209272434 IFSC Code: CNRB0006818 on or before 10/06/2024 till 4.00 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 E - Procurement Technologies Ltd Sri. 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 10/06/2024 by 04.00 PM, to Canara Bank, ARM Branch Trichy 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.bankeauctions.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 E - Procurement Technologies Ltd Mobile : 09722778828, 09655591945 : Email :praveen.thevar@auctiontiger.net	
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. 1,00,000/- . 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 are 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 Madurai or ARM branch, Trichy who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph. No: 0431-2416067 e-mail id : cb6818@canarabank.com the service provider M/s E - Procurement Technologies Ltd Sri. 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: Trichy
Date: 07-05-2024

**AUTHORISED OFFICER
CANARA BANK**

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