

ARM BRANCH, MADURAI
COVERING LETTER TO SALE NOTICE

Ref: ARM MDU SN GOVINDARAJ 460 2023-2024 PKP

Date: 05/03/2024

To

- 1) **Sri. P. Govindaraj (Borrower/Mortgagor)**, S/o Sri. Perumal, No. 68, Masilamanipuram, Balakrishnapuram, Near Railway Crossing, Dindigul – 624 005.
- 2) **Smt. G. Jeevamani (Guarantor)**, W/o Sri. P. Govindaraj, No. 68, Masilamanipuram, Balakrishnapuram, Near Railway Crossing, Dindigul – 624 005.

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, ARM Branch, Madurai** have taken possession of the assets described in the 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 **Canara Bank, ARM Branch, Madurai**.

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,

कृते केनरा बैंक/ For CANARABANK


Authorised Officer / प्राधिकृत अधिकारी
ए आर एम मद्रास, मद्रास / ARM Branch, Madurai.
Authorised Officer,

Canara Bank

ENCLOSURE – SALE NOTICE



ARM BRANCH MADURAI

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 Physical possession of which has been taken by the Authorised Officer of ARM Madurai Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **05/04/2024** for recovery of **Rs.27,45,269.29** (Rupees Twenty Seven Lakhs Forty Five Thousand Two Hundred Sixty Nine and Paise Twenty Nine only) as on 21/02/2024 and further interest from 22/02/2024 + cost due to the ARM Branch, Madurai of Canara Bank from **Sri. P. Govindaraj (Borrower/Mortgagor)**, and **Smt. G. Jeevamani (Guarantor)**.

Property belonging to Sri.P.Govindaraj:

The reserve price will be **Rs.15,50,000/-** (Rupees Fifteen Lakhs Fifty Thousand only)
The earnest money deposit will be **Rs.1,55,000/-** (Rupees One Lakh Fifty Five Thousand only)
The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 04/04/2024**.

Details and full description of the immovable property(ies) :

1) Property belonging to Sri. P. Govindaraj:

All that part and parcel of the land and Building situated at Dindigul Registration District, Dindigul District, Nagalnaickenpatti Sub Registrar Office, Dindigul Taluk, Balakrishnapuram Village, Renganathapuram, S. No. 56/1A1B the plot measuring 1128 sq. ft.

Boundaries:

North : East - West 18 feet common pathway.
South : Land of Krishnakonar.
East : Vacant Site Measuring 1134 sq. ft.
West : Land Measuring 24 cents.

Extent of Land :


East - West: On the Northern Side 24 feet. On the Southern Side 24 feet.
North - South: On the Eastern Side 47 feet. On the Western Side 47 feet.

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, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452 2335348, Cell No.94890 46509) during office hours on any working day.

Date: 05/03/2024

Place: Madurai

कृते केनरा बैंक/ For CANARA BANK


Authorised Officer / प्राधिकृत अधिकारी
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.
Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05/03/2024

1.	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, First floor, East Veli Street, Madurai - 625 001.
2.	Name and Address of the Borrower(s)/Mortgagor	1) Sri. P. Govindaraj (Borrower/Mortgagor) , S/o Sri. Perumal, No. 68, Masilamanipuram, Balakrishnapuram, Near Railway Crossing, Dindigul - 624 005. 2) Smt. G. Jeevamani (Guarantor) , W/o Sri. P. Govindaraj, No. 68, Masilamanipuram, Balakrishnapuram, Near Railway Crossing, Dindigul - 624 005.
3.	Total liabilities as on 21/02/2024	Rs.27,45,269.29 (Rupees Twenty Seven Lakhs Forty Five Thousand Two Hundred Sixty Nine and Paise Twenty Nine only) as on 21/02/2024 and further interest from 22/02/2024 + cost due to the ARM Branch, Madurai of Canara Bank.
4a)	Mode of Auction :	M/s CAN BANK COMPUTER SERVICES LTD (CCSL),
b)	Details of Auction service provider :	Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.co.in
c)	Date & Time of Auction:	Date: 05/04/2024 & 11.00 a.m. to 12.00 p.m.
d)	Portal of E-Auction:	https://indianbankseauction.com
5a)	Reserve Price	<u>Property belonging to Sri. P. Govindaraj:</u> The reserve price will be Rs.15,50,000/- (Rupees Fifteen Lakh Fifty Thousand only)
b)	EMD & last date of deposit of EMD	The earnest money deposit will be Rs.1,55,000/- (Rupees One Lakh Fifty Five Thousand only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 04/04/2024.
6	Other terms and conditions :	
a)	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.	
b)	The property can be inspected, with prior appointment of Authorised Officer, ARM Branch, Madurai.	
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 Authorised Officer, Canara Bank, ARM Branch, Madurai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Madurai. Sundry Liabilities A/c No.209272434, IFSC Code: CNRB0006291 on or before 4.00 p.m. of 04/04/2024.	



e)	<p>Intending bidders may hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider</p> <p>M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.co.in</p>
f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 4.00 p.m. of 04/04/2024 to Canara Bank, ARM Branch, Madurai by hand or by email.</p> <ol style="list-style-type: none"> 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.
g)	<p>The intending bidders should register their names at portal https://indianbankseauction.com 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 CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.co.in</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 Rs.25,000/- (Rupees Twenty Five 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.</p>
j)	<p>The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately or on the next working day 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/her shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.</p>
k)	<p>For sale proceeds of Rs.50.00 lakhs (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.</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>Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction at any time without assigning any reason thereof.</p>



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 Circle office, Madurai or Regional Office, Dindigul who, as a facilitating center, shall make necessary arrangements.
o)	For further details contact Authorised Officer, Canara Bank, ARM Branch, Madurai (Ph. No. 0452-2335348, Cell No.94890 46509) E-mail id: cb6291@canarabank.com OR the service provider M/s CAN BANK COMPUTER SERVICES LTD (CCSL), Mr. Pratap Kanjilal Mobile : 9832952602, 9480691777 Email : https://ccsleauction@gmail.com, https://eauction@ccsl.co.in

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.

Date : 05/03/2024
Place: Madurai

कृते केनरा बैंक / For CANARA BANK


Authorised Officer / अधिकृत अधिकारी
ए आर एन शाखा, मदुरै / ARM Branch, Madurai.
Authorised Officer
Canara Bank