



COIMBATORE PEELAMEDU (2732)

Ref:2732/Mubarak/SN AUG 28/2024-25/VD

Date: 20/07/2024

To

Mrs. Mubarak S W/o Shadik Basha 2/14-3, Sri Mahalakshmi Gardens Phase III, Karayampalayam, Sulur Taluk, Chinniyampalayam, Coimbatore-641062	Mr. Shadik Basha K S/o Kadhar Basha 2/14-3, Sri Mahalakshmi Gardens Phase III, Karayampalayam, Sulur Taluk,Chinniyampalayam, Coimbatore-641062 9363167799
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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, **PEELAMEDU BRANCH(2732)** 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 **PEELAMEDU BRANCH(2732)** 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



COIMBATORE PEELAMEDU BRANCH (2732)

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

1.Name and Address of the Secured Creditor:

**Canara Bank
PEELAMEDU BRANCH,
PVG Towers, 320-B, Avinashi Road,
Opp. Tirupur Textiles, Peelamedu,
641004.**

2.Name and Address of the Borrower:

Mrs. Mubarak S W/o Shadik Basha 2/14-3, Sri Mahalakshmi Gardens Phase III, Karayampalayam, Sulur Taluk, Chinniyampalayam, Coimbatore-641062	Mr. Shadik Basha K S/o Kadhar Basha 2/14-3, Sri Mahalakshmi Gardens Phase III, Karayampalayam, Sulur Taluk,Chinniyampalayam, Coimbatore-641062 9363167799
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3. Total liabilities as on 28/06/2024: Rs. 31,57,153.13(Rupees Thirty One Lakh Fifty Seven Thousand One Hundred and Fifty Three and Thirteen 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
PEELAMEDU BRANCH,
PVG Towers, 320-B, Avinashi Road,
Opp. Tirupur Textiles, Peelamedu,
641004.**

6. (a) Date & Time of e- auction: Date:28/08/2024 Time 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:

In Coimbatore Registration district, Sulur Sub registration district, Sulur Taluk, Mayilampatti Village, an extent of 7.62 acres of land (Kist Rs.10.50) in SF No.109 which present sub division number is SF No. 109/1 part (Patta No.219) in this an extent of 2.40 ½ acres of land have been converted into layout of House sites under the name and style "**Sri Mahalakshmi Gardens Phase**

III" and approved by Local Planning Authority vide Na. Ka. No.LP/CLPA No. 257/2011, In this the Site No. 80 & 81 with the following boundaries and measurements:-

Site No. 80:

East of : Site No. 79
West of : Site No. 81
North of : 30feet wide East West Layout Road
South of : SF. No.44/3A
In middle of this,
East West on the Northern side—14 feet
East West on the Southern side—14 feet
North South on the Eastern side—46 feet
North South on the Western side—45 3/4 feet
Admeasuring an extent of 642 Sq ft.

Site No.81:

North of : 30 feet wide East West Layout Road
South of : SF. No.44/3A
East of : Site No.80
West of : Site No.82
In middle of this,
East West on the Northern side—13 feet
East West on the Southern side—13 feet
North South on the Eastern side—46.3 feet
North South on the Western side—46 feet
Admeasuring an extent of 600 Sq ft of site

Thus Site No. 80 & 81 totally measuring an extent of 1242 Sq ft of House Site together with the rights to use layout road, cart track and all other common rights.

The above property is situated in “ **Sri Mahalakshmi Gardens Phase III**” within the limits of Mayilampatti Panchayat and Sulur Panchayat Union.

8. Reserve Price:Rs.54.05 Lakhs

EMD & last date of deposit of EMD: 10% OF RESERVE PRICE -Rs.5.41 Lakhs

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.bankeauctionwizard.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, Retail Asset Hub Branch on **23/08/2024 between 10.00 am to 5.00 pm**

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

e. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara Bank, Coimbatore** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Coimbatore, A/c.No:209272434**, IFSC Code: **CNRB0002732** on or before **23/08/2024 upto 5.00 pm**.

f. 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.

g. 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, **Peelamedu** 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.

h. 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

i. 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.

j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.

k. 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.

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

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

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 or **Peelamedu branch** who as a facilitating centre shall make necessary arrangements.

o. For further details **contact : The Manager, Canara Bank, Peelamedu Branch** (Ph: 0422-2591585, 2599162, Mob: 9489043516) e-mail id : **cb2732@canarabank.com** or the service provider M/s.Antares Systems Limited, Bangalore, Mr.Gunaseelan M, Contact No-9731967722, email id: gunaseelan.m@antaressystems.com, <https://www.antaressystems.com>.

p. 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.

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

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: COIMBATORE
Date: 20/07/2024

**AUTHORISED OFFICER
CANARA BANK**