

BODINAYAKANUR BRANCH
COVERING LETTER TO SALE NOTICE

Ref: BODINAYAKANUR/SALE/2023-24

Date: 25/07/2023

To

BORROWER :

GUARANTOR :

**M/S TYCOON HOLIDAYS PRIVATE LTD,
Directors: Mr. Vasanth K and Aravindhana K
59A First floor, TPK Main Road,
Palanganatham,
Madurai-625003**

**1.Mr Vasanth K 2. Mr Aravindhana K 3 Mr Krishnan P
4.MrsMeenakshi K 5. Mrs Arthi V
No C43, Meenashi Illam
Ganapathy Street, Alagappan Nagar
Madurai-625003**

Dear Sirs,

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 Bodinayakanur 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 **Bodinayakanur 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)

BODINAYAKKANUR 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 (s) and Guarantor (s) 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 **Bodinayakanur** branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **11/08/2023** for recovery of **Rs. 4,43,78,197.71/- (Rupees Four Crores Fourty Three Lakhs Seventy Eight Thousand One Hundred Ninety Seven Paise Seven One)** due as on **25/07/2023** with further interest thereon from **05/06/2023+** cost to the **Bodinayakanur** Branch of Canara Bank from borrower **M/S TYCOON HOLIDAYS PRIVATE LIMITED** Traders represented by its Directors **Mr. Vasanth S/o Krishnan, Mr.Aravindhnan S/o Krishnan** and Its Guarantors **(1) Mr. Vasanth S/o Krishnan (2)Mr.Aravindhnan S/o Krishnan (3) Mr.Krishnan S/o Ponnaiah (4)Mrs. Meenakshi W/o Krishnan (5)Mrs.Arthi W/o Vasanth .**

The reserve price will be **Rs.5,34,65,000/- (Five Crores Thirty four Lakhs Sixty Five Thousand Only)** and the earnest money deposit will be **Rs.53,46,500/-**

The Earnest Money Deposit shall be deposited on or before **10/08/2023** till **4 pm.**

Details and full description of the property (ies):

In Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Taluk, Thottappanaickenur Village Lands in following items viz,

ITEM NO 1:

Land Measuring Middle 90 Cents out of 2 Acres and 80 Cents in RS No 197/1 co related to new R S No 197/1C bounded on

North by: Odai

South by: Road

East by: Lands of Mrs. Balammal

West by: Lands of Mr. Krishnan and Common Well

ITEM NO 2:

Land Measuring 3 Cents with well in RS No 197/1B bounded on

North by: Odai

South by:Property described above as Item No 1

East by: Property described above as Item No 1

West by:Lands of Mr.Krishnan

ITEM NO 3:

Land Measuring 38 Cents in RS No 188/4 bounded on

North by:Lands of Mr.Pounraj

South by:Lands of Mr.Kalidass

East by:Property described above as Item No 4

West by:Lands of Mr.Poun and Property described hereunder as Item No 8

ITEM NO:4

Land Measuring 72 Cents in RS No 188/5 bounded on

North by:Lands of Mr.Pounraj and Lands in R S No 188/6

South by:Lands of Mr.Kalidass

East by:Lands of Mr.Ramakrishnan

West by:Lands in R S No 188/4

ITEM NO:5

Land Measuring South East 1 Cent out of 4 Acre 71 Cents in R S No 188/3 bounded on

North by:Lands of Mr.Pounraj

South by:Lands in R S No 188/4

East by:Lands in R S No 188/3

West by:Lands of Mr.Pounraj and Lands in RS No 188/4

ITEM NO:6

Land Measuring 3 Acres 19 Cents in RS No 178 bounded on

North by:East West Odai and Cart Pathway

South by:Lands of Mr.Ramakrishnan

East by:North South Odai

West by:Lands of Mr.Pounraj and Lands in RS No 188/3

ITEM No:7

Land Measuring 65 Cents in RS No 190/1 bounded on

North by:Cart Pathway

South by:Odai

East by:S No 190/2,Item No 8

West by:Lands in R S No 191/5 belongs to Mr.Ayyana Kone

ITEM No:8

Land Measuring 1 Acre 68 Cents in RS No 190/2 bounded on

North by:Cart Pathway and Lands of Mr.Pounraj

South by:Odai

East by:Lands in RS No 190/3

West by:Lands in RS No 190/1

ITEM No:9

Land Measuring 2 Acres 18 Cents in RS No 190/3 bounded on

North by:Lands of Mr.Pounraj

South by:Odai

East by:Lands of Mr.Kalidass and Lands in RS No 190/4

West by:Lands in RS No 190/2

ITEM No:10

Lands in the following Viz,

a.Eastern 14 cents out of 2 Acres and 67 Cents in R S No 198/2 co related to new in R S No 198/2A

b.Western 79 Cents out of 1 Acre and 77 Cents out of 3 Acres and 82 Cents in R S No 198/3 co related to new R S No 198/3A

Totalling 93 Cents bounded on

North by: Odai

South by: Odai

East by: Lands of Mr.Krishnan

West by:Lands of Mr.Krishnan

Thus Item No 1 to 10 totalling 10 Acres 67 Cents and building and structures thereon

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, Bodinayakanur Branch of Canara bank , Ph. No.04546-280245 or Regional Office,Theni (Ph No 04546- 251642.) during office hours on any working day.

Date: 25/07/2023

Place:Bodinayakanur

Authorised Officer

CANARA BANK

DETAILS :

1	Name and Address of the Secured Creditor	Canara Bank,BodinayakkanurBranch,No 16 Kamaraj Bazar,Theni - 625513.								
2	Name and Address of the Borrower/ Guarantor	BORROWER : M/S TYCOON HOLIDAYS PRIVATE LTD, Directors: Mr. Vasanth K and Aravindhan K 59A First floor, TPK Main Road, Palanganatham, Madurai-625003 GUARANTOR : <table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Mr.Vasanth K-Director S/o Krishnan P</td><td rowspan="5">C 43,Meenakshi Illam Ganapathy Street Alagappan Nagar Madurai-625003</td></tr><tr><td>Mr.Aravindhan K-Director S/o Krishnan P</td></tr><tr><td>Mrs.KrishananP Guarantor S/o Ponniah</td></tr><tr><td>Mrs.Meenakshi-Guarantor W/ o Krishnan P</td></tr><tr><td>Mrs.Aarthy L-Guarantor W/o Vasanth K</td></tr></tbody></table>	Name	Address	Mr.Vasanth K-Director S/o Krishnan P	C 43,Meenakshi Illam Ganapathy Street Alagappan Nagar Madurai-625003	Mr.Aravindhan K-Director S/o Krishnan P	Mrs.KrishananP Guarantor S/o Ponniah	Mrs.Meenakshi-Guarantor W/ o Krishnan P	Mrs.Aarthy L-Guarantor W/o Vasanth K
Name	Address									
Mr.Vasanth K-Director S/o Krishnan P	C 43,Meenakshi Illam Ganapathy Street Alagappan Nagar Madurai-625003									
Mr.Aravindhan K-Director S/o Krishnan P										
Mrs.KrishananP Guarantor S/o Ponniah										
Mrs.Meenakshi-Guarantor W/ o Krishnan P										
Mrs.Aarthy L-Guarantor W/o Vasanth K										
3	Total liabilities as on 25/07/2023	Rs. 4,43,78,197.71/-(Rupees Four Crores Fourty Three Lakhs Seventy Eight Thousand One Hundred Ninety Seven Paise Seven One) due as on 25/07/2023 with further interest thereon from 05/06/2023+ cost to								
4 a) b) c)	Mode of Auction : Details of Auction service provider :	E- Auction M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621)								

d)	<p>Date & Time of Auction :</p> <p>Portal of E-Auction :</p>	<p>Email - eauction@ccsl.co.in</p> <p>Date : 11/08/2023 Time between 12.30 pm – 1.30 pm</p> <p>(With unlimited extension of 5 minutes duration each till the conclusion of the sale) www.indianbankseauction.com</p>
5	<p>Details of Properties:</p>	<p>In Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Taluk, Thottappanaickenur Village Lands in following items viz,</p> <p>ITEM NO 1:</p> <p>Land Measuring Middle 90 Cents out of 2 Acres and 80 Cents in RS No 197/1 co related to new R S No 197/1C bounded on</p> <p>North by: Odai</p> <p>South by: Road</p> <p>East by: Lands of Mrs. Balammal</p> <p>West by: Lands of Mr. Krishnan and Common Well</p> <p>ITEM NO 2:</p> <p>Land Measuring 3 Cents with well in RS No 197/1B bounded on</p> <p>North by: Odai</p> <p>South by: Property described above as Item No 1</p> <p>East by: Property described above as Item No 1</p> <p>West by: Lands of Mr. Krishnan</p> <p>ITEM NO 3:</p> <p>Land Measuring 38 Cents in RS No 188/4 bounded on</p> <p>North by: Lands of Mr. Pounraj</p> <p>South by: Lands of Mr. Kalidass</p> <p>East by: Property described above as Item No 4</p> <p>West by: Lands of Mr. Poun and Property described</p>

hereunder as Item No 8

ITEM NO:4

Land Measuring 72 Cents in RS No 188/5 bounded on

North by:Lands of Mr.Pounraj and Lands in R S No 188/6

South by:Lands of Mr.Kalidass

East by:Lands of Mr.Ramakrishnan

West by:Lands in R S No 188/4

ITEM NO:5

Land Measuring South East 1 Cent out of 4 Acre 71 Cents in R S No 188/3 bounded on

North by:Lands of Mr.Pounraj

South by:Lands in R S No 188/4

East by:Lands in R S No 188/3

West by:Lands of Mr.Pounraj and Lands in RS No 188/4

ITEM NO:6

Land Measuring 3 Acres 19 Cents in RS No 178 bounded on

North by:East West Odai and Cart Pathway

South by:Lands of Mr.Ramakrishnan

East by:North South Odai

West by:Lands of Mr.Pounraj and Lands in RS No 188/3

ITEM No:7

Land Measuring 65 Cents in RS No 190/1 bounded on

North by:Cart Pathway

South by:Odai

East by:S No 190/2,Item No 8

West by:Lands in R S No 191/5 belongs to Mr.Ayyana Kone

ITEM No:8

Land Measuring 1 Acre 68 Cents in RS No 190/2 bounded on

North by:Cart Pathway and Lands of Mr.Pounraj

South by:Odai

East by:Lands in RS No 190/3

West by:Lands in RS No 190/1

ITEM No:9

Land Measuring 2 Acres 18 Cents in RS No 190/3 bounded on

North by:Lands of Mr.Pounraj

South by:Odai

East by:Lands of Mr.Kalidass and Lands in RS No 190/4

West by:Lands in RS No 190/2

ITEM No:10

Lands in the following Viz,

a.Eastern 14 cents out of 2 Acres and 67 Cents in R S No 198/2 co related to new in R S No 198/2A

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North by: Odai

South by: Odai

East by: Lands of Mr.Krishnan

West by:Lands of Mr.Krishnan

Thus Item No 1 to 10 totalling 10 Acres 67 Cents and building and structures thereon

6 a)	Reserve Price	Rs.5,34,65,000/- (Five Crores Thirty four Lakhs Sixty Five Thousand Only)
b)	EMD & last date for deposit of EMD :	Rs. 53,46,500/- & 10/08/2023 till 4 pm
7	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 B+-ranch / 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 favor of Authorized Officer, Canara Bank, Bodinayakanur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Bodinayakkanur Branch, A/c No 209272434 IFSC Code: CNRB0001002 on or before 10/08/2023 till 4 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. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 10/08/2023 till 4 PM , to Canara Bank Bodinayakanur Branch, by hand or by email. <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. 	
g)	The intending bidders should register their names at portal https://canarabank.auctiontiger.net 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. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@ccsl.co.in	
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 10000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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. 50,00,000/- (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.
l)	All charges for conveyance, stamp duty/GST 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 Regional office or Bodinayakanur branch who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Canara Bank,Bodinayakanur Branch (Ph. No. 04546-280245) e-mail id : cb1002@canarabank.com OR the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - eauction@csl.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

Place: Bodinayakanur

Date: 25/07/2023

Authorised Officer

Canara Bank

Copy To

SI NO	Name of the Borrower/Guarantor	Address
1	Mr.Vasanth K-Director S/o Krishnan P	C 43, Meenakshi Illam Ganapathy Street Alagappan Nagar Madurai-625003
2	Mr.Aravindhan K-Director S/o Krishnan P	
3	Mrs. Krishanan P-Guarantor S/o Ponniah	
4	Mrs.Meenakshi-Guarantor W/ o Krishnan P	
5	Mrs.Aarthy L-Guarantor W/o Vasanth K	