



(A GOVERNMENT OF INDIA UNDERTAKING), HO: BENGALURU

**NAGERCOIL K P ROAD BRANCH  
COVERING LETTER TO SALE NOTICE**

Ref: SN/1119261010546/1

Date: 06.09.2024

To

1. M/s Thirumala Constructions  
15/12 Near BSNL Office  
Thengamputhoor, Nagercoil - 629603  
Ph: 7904511417
2. Sri. N.R RAMANAN (Proprietor)  
S/o Narayana VadivuNadar  
39/A3 Swami pillai street  
Asaripallam Road, AnanthanPalam  
Nesamony Nagar Po, Nagercoil - 629002  
Ph: 7904511417
3. Sri. SIVAJI (Guarantor)  
S/o Boothanathan  
20/190 Melakaruppucode  
Villukuri, Kanniyakumari- 629003

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.**

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As you are aware, I on behalf of **Canara Bank Nagercoil K P Road Main 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 **Nagercoil K P Road Branch** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

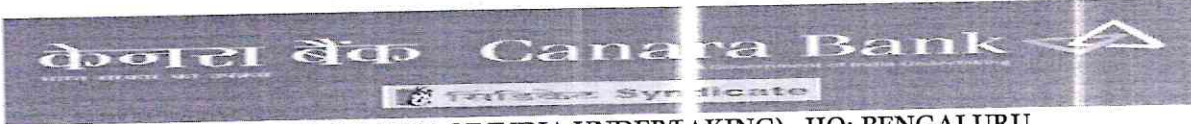
Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

  
**Authorized Officer, Canara Bank**  
**ENCLOSURE - SALE NOTICE**





(A GOVERNMENT OF INDIA UNDERTAKING), HO: BENGALURU

**NAGERCOIL K P ROAD 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 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 by holding public auction.

1	Name and Address of the Secured Creditor	CANARA BANK K P Road BRANCH
2	Name and Address of the Borrower/ Guarantor  Borrower(s) :	<p>1. M/s Thirumala Constructions 1. /12 Near BSNL Office Tengamputhoo, Nagercoil - 629603 P : 7904511417</p> <p>2. Sri. N.R RAMANAN (Proprietor) S/o Narayana VadivuNadar 39/A3 Swami pillai street Asaripallam Road, AnanthanPalam Nesamony Nagar Po, Nagercoil - 629002 Ph: 7904511417</p> <p>3. Sri. SIVAJI (Guarantor) S/o Boothanathan 20/190 Melakaruppucode Villukuri, Kanniyakumari- 629003</p>
3	Total liabilities	Rs 96,71,921.60 due as on 31.07.2024 with further interest thereon from 01.08.2024 + Cost
4 a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	<b>M/s Antares System Ltd., Bangalore</b> <b>Mr Guna eelan M, Contact No. 9731967722</b> e-Mail id: gunaseelan.m@antaressystems.com
c)	Date & Time of Auction :	30.09.2024 Time between 12.30 pm – 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	www.bankauctionwizard.com
5 a)	Reserve Price	The reserve price will be for <b>Rs. 36,00,000/- (Rupees Thirty Six Lakhs only)</b> . The earnest money deposit for Property will be <b>Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand only)</b> . The Earnest Money Deposit shall be deposited on or before 27.09.2024 at 4 pm.
b)	EMD & last date of deposit of EMD:	
6	Details of Properties:	<b>Details and full description of the property(ies):</b> District : Kanyakumari Reg. District : Marthandam Sub. District : Munchirai Taluk : Killiyoor Village : Paloor R. S. No : 662/3 (Now 662/3B)



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**NAGERCOIL K P ROAD BRANCH**

	<p>Extent of Property : All that part and parcel of House Building of 1255 Sqft in 17 Cents and 586 Sq.links of land lying within the boundaries given below.</p> <p><b><u>BOUNDARIES</u></b></p> <p>East -Property of Mr.Rajaian</p> <p>West - Panchayat Road</p> <p>South - Panchayat Road and R.S 662/3</p> <p>North- Property of Packianathan</p>
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7. Other terms and conditions :

- The property/ies will be sold in "AS IS WHERE IS" and AS IS WHAT IS "condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- The property/ies will not be sold below the Reserve Price. Bidders shall improve their offers in multiples of **Rs. 10,000/-** for subject property. 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
- The property can be inspected on or before 27.09.2024 between 10 am and 4 pm
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 3,60,000/-** being 10 % of the Reserve Price, by way of DDfavour of Authorized Officer, Canara Bank, Nagercoil K P Road Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to 209272434- SL-OL-RTGS-NEFT PMT ENS, IFSC Code: CNRB002404 on or before 27.09.2024 till 4 P M.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- For further details Canara Bank, Nagercoil K P Road Branch, Mob: 9489046309 Regional Office Tirunelveli(Ph No. 0462 - 2555083) e-mail id [cb2404@canarabank.com](mailto:cb2404@canarabank.com) OR the service provider M/s Antares System Ltd., Bangalore Mr Gunaseelan M, Contact No. 9731967722 E-Mail id: [gunaseelan.m@antaressystems.com](mailto:gunaseelan.m@antaressystems.com) may be contacted during office hours on any working day, Website: [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com)

Place : Nagercoil

Date: 06.09.2024

Authorized Officer

Canara Bank

