

COVER LETTER TO SALE NOTICE

To:

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| M/s. UNIVERSAL ROOFING Sri M. Manikandan (Proprietor) S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001 | Sri. M. SHANMUGAM, S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001 |
| Sri. S. MUTHAIAH, S/o. Sri. K. Kalingam Chettiar, No. 2 B, Second Floor, C Block, Nelson Squ, 47, Nelson Manickam Road, Aminjikarai, Chennai - 600029 | Smt. M. RAJESWARI, W/o. Sri. V.T. Srinivas, No. 19, Warners Road, Cantonment, Trichy - 620001 |

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.

Restricted

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,

AUTHORISED OFFICER

Enclosure - Sale Notice

Restricted

Asset Recovery Branch (ARM Branch)

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

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

SALE NOTICE

(Auction Sale Notice for Sale of Immovable Properties)

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 to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of **ARM Branch** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” basis on **28-08-2024** for recovery of **Rs. 11,58,70,765/-**(Rupees Eleven crores Fifty Eight Lakhs Seventy Thousand Seven Hundred and Sixty Five Only) due as on **30-06-2024** with further interest and **expenses 01-07-2024** the ARM Branch Trichy of Canara Bank from borrower **M/s Universal Roofing** represented by its Proprietor **Sri. M. Manikandan**.

The reserve prices for the three properties are as follows:

| PROPERTY DETAILS | RESERVE PRICE | EMD AMOUNT |
|------------------|--|---|
| Property No. 1 | Rs. 45,87,000 /- (Rupees Forty Five Lacs Eighty Seven Thousand Only) | Rs. 4,58,700/- (Rupees Four Lakhs Fifty Eight Thousand Seven Hundred Only) |
| Property No. 2 | Rs. 10,44,000 /- (Rupees Ten Lakhs Fourty Four Thousand Only) | Rs. 1,04,400/- (Rupees One Lakh Four Thousand and Four Hundred Only) |

The Earnest Money Deposit shall be deposited on or before **27-08-2024 at 4 pm**.

Details and full description of the properties:

Property No. 1

Standing in the name of Sri. M. Manikandan

Tiruchirappalli District, Ariyalur Registration District, Thuraiyur Sub Registration District, Thuraiyur Taluk, Kattukulam village, the industrial land and building comprised in

- 1) Survey No. 112/2B Hect 1.21.0 equal to Acre 2.99 Cents
Four Boundaries:

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East of : Rajamani land
South of : V. Periyasamy land
North of : Govt. Poramboke land
West of : Main Road

with that Acre 2.99 Cents.

2) Survey No. 112/2C Hect 0.01.5 equal to Acre 0.04 Cents
Four boundaries :

West of : Main Road
East of : Palaniyandi remaining land
North of : Palaniyandi remaining land
South of : Periyasamy land

Both items in Total Hect 1.22.5 equal to Acre 3.03 Cents land with usual pathway right and easement rights.

Property No. 2:

Machineries Standing in the name of M/s. Universal Roofing

1. C-Type Purlin Roll forming Machine Skid Mounted With Roll forming System with Rollers, Roll feeding Unit with guide rolls, Hydraulic power Pack Unit for post punching and cutting.

Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.

2. Steel sheet Roll Forming Machine (Corrugation) (for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit)

Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.

3. 3. Steel Sheet Trapezoidal Roll Forming Machine for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit), Hydraulic feed system, forming Rollers, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit with Motor) - Control Panel

Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref : CB ARM: TRY: SN UNIVERSAL CUS ID 99288423/JULY/2024/RV

Date: 25-07-2024

4. Hydraulic steel Roof Crimping / Bending Machine (with Hydraulic Motor), Sheet Guiding Rollers arrangements.

Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.

5. Others Pillar Type Drilling Machine - 2 No's, Steel Channels, Machinery Parts & frames (Loose condition)

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: 25-07-2024

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-07-2024

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| 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 | <ul style="list-style-type: none">➤ M/s. UNIVERSAL ROOFING Represented by Proprietor Sri. M. Manikandan, Proprietor of, S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001.➤ Sri. M. SHANMUGAM, S/o. Sri Muthiah Chettiar, No. 19, Warners Road, Cantonment, Trichy - 620001.➤ Sri. S. MUTHAIAH, S/o. Sri. K. Kalingam Chettiar, No. 2 B, Second Floor, C Block, Nelson Squ, 47, Nelson Manickam Road, Aminjikai, Chennai - 600029.➤ Sri. M. RAJESWARI, |

Asset Recovery Branch (ARM Branch)

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

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

Our Ref : CB ARM: TRY: SN UNIVERSAL CUS ID 99288423/JULY/2024/RV

Date: 25-07-2024

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| | | W/o. Sri. V.T. Srinivas, No. 19, Warners Road, Cantonment, Trichy - 620001. |
| 3 | Total liabilities as on 30-06-2024 | Rs. 11,58,70,765/- -(Rupees Eleven crores Fifty Eight Lakhs Seventy Thousand Seven Hundred and Sixty Five Only) due as on 30-06-2024 with further interest and expenses 01-07-2024 |
| 4 | a) Mode of Auction : b) Details of Auction service provider : c) Date & Time of Auction : d) Portal of E-Auction : | E- Auction M/s PSB Alliance (Ebkray) Helpdesk Number: 8291220220 Email: support.ebkray@psballiance.com Date : 28-08-2024 Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Restricted https://ebkray.in/ |
| 5 | Details and Description of the Property | <p><u>Property No. 1</u></p> <p>Standing in the name of Sri. M. Manikandan</p> <p>Tiruchirappalli District, Ariyalur Registration District, Thuraiyur Sub Registration District, Thuraiyur Taluk, Kattukulam village, the industrial land and building comprised in</p> <p>1) Survey No. 112/2B Hect 1.21.0 equal to Acre 2.99 Cents</p> <p>Four Boundaries:</p> <p>East of : Rajamani land South of : V. Periyasamy land North of : Govt. Poramboke land West of : Main Road</p> <p>with that Acre 2.99 Cents.</p> |

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|--|---|
| | <p>2) Survey No. 112/2C Hect 0.01.5 equal to Acre 0.04 Cents Four boundaries :</p> <p>West of : Main Road East of : Palaniyandi remaining land North of : Palaniyandi remaining land South of : Periyasamy land</p> <p>Both items in Total Hect 1.22.5 equal to Acre 3.03 Cents land with usual pathway right and easement rights.</p> <p><u>Property No. 2</u></p> <p>Machineries Standing in the name of M/s. Universal Roofing</p> <p>1. C-Type Purlin Roll forming Machine Skid Mounted With Roll forming System with Rollers, Roll feeding Unit with guide rolls, Hydraulic power Pack Unit for post punching and cutting.</p> <p>Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.</p> <p>2. Steel sheet Roll Forming Machine (Corrugation) (for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit)</p> <p>Make / suppliers : M/s. Suncladding Sheets Pvt. Ltd.</p> <p>3. 3. Steel Sheet Trapezoidal Roll Forming Machine for single Decker - Colour Coated Steel Roofing Sheet) Consist of Forming Roller, Hydraulic Sheet Cutting Unit (with Hydraulic power Pack Unit), Hydraulic feed system, forming Rollers, Hydraulic Sheet Cutting Unit (with Hydraulic</p> |
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ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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Date: 25-07-2024

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| | | <p>power Pack Unit with Motor) - Control Panel</p> <p>Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.</p> <p>4. Hydraulic steel Roof Crimping / Bending Machine (with Hydraulic Motor), Sheet Guiding Rollers arrangements.</p> <p>Make / suppliers: M/s. Suncladding Sheets Pvt. Ltd.</p> <p>5. Others Pillar Type Drilling Machine - 2 No's, Steel Channels, Machinery Parts & frames (Loose condition)</p> |
| 6 | a) | <p>Reserve Price</p> <p><u>Property-1</u> Rs. 45,87,000 /- (Rupees Forty Five Lacs Eighty Seven Thousand Only)</p> <p><u>Property.2</u> Rs. 10,44,000 /- (Rupees Ten Lakhs Fourty Four Thousand Only)</p> <p><u>PROPERTY-1 -</u> Rs. 4,58,700/- (Rupees Four Lakhs Fifty Eight Thousand Seven Hundred Only)</p> <p><u>PROPERTY-2 -</u> Rs. 1,04,400/- (Rupees One Lakh Four Thousand and Four Hundred Only)</p> |
| | b) | <p>EMD & last date of deposit of EMD :</p> <p><u>& On or before 27-08-2024 till 4 pm</u></p> |
| 7 | Other terms and conditions : | |

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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Date: 25-07-2024

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| a) | Auction/bidding shall be only through “Online Electronic Bidding” through the website https://ebkray.in . 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. |
| 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 <u>27-08-2024</u> 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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220; Email: support.ebkray@psballiance.com |
| f) | After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <u>27-08-2024</u> 04.00 p.m., 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 https://ebkray.in 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 PSB Alliance (Ebkray) ; Helpdesk Number: 8291220220; Email: support.ebkray@psballiance.com |
| 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/- for property No. 1 and Rs. 10,000/- for Property No. 2 . 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 |

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| | 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 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. |
| 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 PSB Alliance (Ebkray); Helpdesk Number: 8291220220 ; Email: support.ebkray@psballiance.com |

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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 : 25-07-2024

**AUTHORISED OFFICER
CANARA BANK**

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