



**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 constructive possession of which has been taken by the Authorised Officer of ARM Branch, Madurai of the Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **12/09/2023** for recovery of **Rs. 2,24,76,856.23 (Rupees Two Crore Twenty Four Lakhs Seventy Six Thousand Eight Hundred Fifty Six and Paise Twenty Three only)** and further interest from 01/08/2023 + cost due to the ARM Branch, Madurai of Canara Bank from **IFG Control System** represented by its **Proprietor, Smt. Shanthi. P, and Sri. Packiam. S, (Guarantor / Mortgagor).**

The reserve price will be **Rs. 63,42,000/-** (Rupees Sixty Three Lakhs Forty Two thousand only)

The earnest money deposit will be **Rs. 6,34,200/-** (Rupees Six Lakh Thirty Four Thousand Two Hundred only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 11/09/2023.**

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

Properties belonging to Sri. Packiam. S :

1) i) All that piece and parcel of the property situated in Palayamkottai Registration District, within Melapalayam Sub Registration Jurisdiction, in Palayamkottai Taluk, in Tirunelveli Municipal Corporation limits ward No.20, in Kulavanigarapuram Village in St. Paul's Road, in T. S. Ward No.3, Block No.23, T. S. No.1706 part on its south center portion the site having extent of 1725.375 sq. ft. (ie.3.96 cents) measuring East-West on the northern side 17.25 ft. and on the southern side 15 ft, and the South-North on the eastern side 107 and on the Western side 107 ft. and the house bearing Door No.17 constructed thereon with electric fittings, latrine and all the usual rights etc., including right to drain water through drainage to the land in the back portion with all the present buildings and superstructures and the buildings and superstructures to be put up thereon.

Boundaries:

North : T. S. No. 1706 part punja land of Sri. Chelliah Nadar site, common well and vacant site

South : Punja land belonging to Sri. Samuel Purusothaman and Sri. R. John Jegajeevan

East : T. S. No 1706 part vacant site and common wall and house site of Smt. Annavadivoo Ammal previously belonged to Smt. Ulagammal the 2nd common Pathway (12*26)

West : Common wall and house bearing Door No.19 and site sold to S.Baskaran

ii) In the said ward, block, row and street half share in the undivided half share in the common pathway site measuring East-West on the Northern side and Southern side 26 feet each and South-North 12 feet and having a total extent of 312 sq. ft.

Boundaries:

North : T. S. No. 1706 part the vacant site belonging to Smt. Annavadivoo Ammal

South : T. S. No. 1706 part the vacant site and house belonging to Smt. Annavadivoo Ammal.

East : South-North common cart track

West : T. S. No. 1706 part the first item house and vacant site

2) i) All the piece and parcel of the property situated in Palayamkottai Registration District, within Melapalayam Sub Registration Jurisdiction, in Palayamkottai Taluk, in Tirunelveli Municipal Corporation limits Ward No.20, in Kulavanigarapuram Village in T. S. Ward No. 3, Block No. 23, T. S. No. 1706 part and as per New Survey T.S. Ward BL, Block 41, site measuring east west on the Northern side 15.75 ft. Southern side 11.75 ft. South to North on the Western side 107 ft, Eastern side 108 ft having 1478.12 sq. ft. (3.39 cents) and the house building constructed therein with 1st Floor bearing Door No.19 (St. Paul's Road) with electric connection, water tap connection, meter fitting, latrine and all usual right including right to drain water through the land in the back portion and all appurtenances.

Boundaries:

North : Punja land in T.S. No. 1706 part belonged to Chelliah Nadar site for common Well and vacant land

East : Common House wall and building bearing Door No.17 situated in T.S. No. 1706 part

South : Corporation Park allotted as per Approved No.47/2005.

West : Vacant land purchased by A. Packiam

ii) In the said ward, block, row and street half share in the undivided half share in the common pathway site measuring East-West 26 ft. in both sides South-North 12 ft. on the both side having an extent of 312 sq. ft.

Boundaries:

North : Vacant site in T. S. No.1706 part belonging to Smt. Annavadivoo Ammal

South : Vacant site and house in T.S. No.1706 part belonging to Smt. Annavadivoo Ammal.

East : South-North common cart track

West : House building bearing Door No.17 in T.S. No.1706 part and first item property

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: 09/08/2023

Place: Madurai

Authorised Officer

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09/08/2023

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) IFG Control System , Represented by its Proprietor Smt. Santhi. P , W/o Sri. Packiam. S, D. No. 17, St. Paul's Road, Maharaja Nagar, Palayamkottai, Tirunelveli-627 011. 2) Smt. Shanthi. P , W/o. Sri. Packiam. S, D. No. 19/35, St. Paul's Road, Maharaja Nagar, Palayamkottai, Tirunelveli – 627 011. 3) Sri. Packiam. S, (Guarantor/Mortgagor) , S/o. Sri. Sankaran Chettiar D. No. 19/35, St. Paul's Road, Maharaja Nagar, Palayamkottai, Tirunelveli – 627 011.
3.	Total liabilities as on 31/07/2023	Rs. 2,24,76,856.23 (Rupees Two Crore Twenty Four Lakhs Seventy Six Thousand Eight Hundred Fifty Six and Paise Twenty Three only) and further interest from 01/08/2023 + cost
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s E – Procurement Technologies Ltd, Mr. Praveenkumar Thevar Mobile : 97227 78828 Email : praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net
c)	Date & Time of Auction:	12/09/2023 & 11.00 a.m. to 12.00 p.m.
d)	Portal of E-Auction:	https://canarabank.auctiontiger.net
5a)	Reserve Price	The reserve price will be Rs.63,42,000/- (Rupees Sixty Three Lakhs Forty Two thousand only)
b)	EMD & last date of deposit of EMD	The earnest money deposit will be Rs.6,34,200/- (Rupees Six Lakh Thirty Four Thousand Two Hundred only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 11/09/2023.
6	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website https://canarabank.auctiontiger.net . 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 11/09/2023.	

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 E – Procurement Technologies Ltd, Mr. Praveenkumar Thevar Mobile : 97227 78828 Email : praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net</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 11/09/2023 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://canarabank.auctiontiger.net and get their User ID and password free of cost.</p> <p>Prospective bidder may avail online training on E- auction from the service provider</p> <p>M/s E – Procurement Technologies Ltd, Mr. Praveenkumar Thevar Mobile : 97227 78828 Email : praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net</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 Thousands 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 without assigning any reason thereof.</p>
n)	<p>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,</p>

	Tirunelveli 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 E – Procurement Technologies Ltd, Mr. Praveenkumar Thevar Mobile : 97227 78828 Email : praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net
<u>SPECIAL INSTRUCTION/CAUTION</u>	
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 : 09/08/2023
Place: Madurai

Authorised Officer
Canara Bank