

Our Ref: CBARM:TRY:SN:NIVIIMPEX/2755271000001/DEC/2024/CSH Date:03/12/2024

COVERING LETTER TO SALE NOTICE

To

M/s. NIVI IMPEX,
Represented by its proprietor Sri. A. Ramesh Kumar,
Plot No. 31, Royal Garden, Kallankuthu,
Ariyamangalam, Trichy-620010.

Sri. RAMESHKUMAR (Guarantor)
S/o. Sri. Anbazhagan
R/o. No.52, 4th Cross, Rajappanagar,
Ellakudy, Kattur, Trichy-620019.

Smt. PARMESWARI M (Guarantor),
W/o. Sri. Muthu,
R/o. No. 2/425, K Kallikudi,
Ramjee Nagar,
Trichy-620009.

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.

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,

AUTHORIZED OFFICER

Enclosure - Sale Notice

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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 23/12/2024 for recovery of **Rs. 1,36,43,167/-** (Rupees One Crore Thirty Six Lac Forty Three Thousand One Hundred and Sixty Seven Only) due as on 30/11/2024 with further interest from 01-12-2024 + Costs & expenses to the ARM Branch Trichy of Canara Bank from borrowers 1. **M/s. NIVI IMPEX** represented by its Proprietor Sri. A. Ramesh Kumar and Guarantors Sri. Rameshkumar & Smt. Parameswari.

The **Reserve Price** will be **Rs. 21,00,000/-** (Rupees Twenty One Lacs Only) and the EMD (Earnest Money Deposit) will be **Rs. 2,10,000/-** (Rupees Two Lacs Ten Thousand only).

The Earnest Money Deposit shall be deposited on or before 21/12/2024 till 4.00 pm.

Details and full description of the property:

Property No 1 in the name of Smt. M. Parameswari

All the parts and parcel of the property and structures situated in Tiruchirappalli District and Registration District, K Sathanur Sub-Registry, Srirangam Taluk, Alunthur Village,

- 1) In Survey Number: 45/3B, an extent of 19.76 Cents within the following boundaries:

On the North by the property of Muthu;
On the South by the road;
On the East by the property of Thangavel;
On the West by the property of Muthu.

- 2) In Survey Number: 45/4B3A, an extent of 6.18 Cents (in corresponding 6976 Square feet) within the following boundaries:

On the North by the Mariyamman Kovil Land;
On the South by the Property of Umar Bai;
On the East by the property of Thangavel;
On the West by the property of Thangavel.

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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: 03-12-2024
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03-12-2024

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	M/s. NIVI IMPEX, Represented by its proprietor Sri. A. Ramesh Kumar, Plot No. 31, Royal Garden, Kallankuthu, Ariyamangalam, Trichy-620010. Sri. RAMESHKUMAR (Guarantor) S/o. Sri. Anbazhagan R/o. No.52, 4th Cross, Rajappanagar, Ellakudy, Kattur, Trichy-620019 Smt. PARMESWARI M (Guarantor), W/o. Sri. Muthu, R/o. No. 2/425, K Kallikudi, Ramjee Nagar, Trichy-620009.
3	Total liabilities as on 30-11-2024	Rs. 1,36,43,167/- (Rupees One Crore Thirty Six Lac Forty Three Thousand One Hundred and Sixty Seven Only) due as on 30/11/2024 with further interest from 01-12-2024 + Costs & expenses
4	a) Mode of Auction :	E- Auction
	b) Details of Auction service provider :	M/s PSB Alliance (Ebkray) Helpdesk Number: 8291220220 Email: support.ebkray@psballiance.com
	c) Date & Time of Auction :	Date : <u>23-12-2024</u> Time between 12.30 pm - 1.30 pm

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		(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction	https://ebkray.in/
5	Details and description of the property	<p><u>Property No 1 in the name of Smt.M.Parameswari</u></p> <p>All the parts and parcel of the property and structures situated in Tiruchirappalli District and Registration District,K Sathanur Sub-Registry,Srirangam Taluk,Alunthur Village,</p> <p>1)In Survey Number:45/3-B,an extent of 19.76 Cents within the following boundaries: On the North by the property of Muthu; On the South by the road; On the East by the property of Thangavel; On the West by the property of Muthu.</p> <p>2)In Survey Number:45/4B3A, an extent of 6.18 Cents(in corresponding 6976 Square feet) within the following boundaries: On the North by the Mariyamman Kovil Land; On the South by the Property of Umar Bai; On the East by the property of Thangavel; On the West by the property of Thangavel.</p>
6a)	Reserve Price	Rs. 21,00,000/- (Rupees Twenty One Lacs Only)
b)	EMD & last date of deposit of EMD :	Rs. 2,10,000/- (Rupees Two Lacs Ten Thousand only) & <u>21-12-2024 till 4.00 pm</u>
7	Other terms and conditions :	
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 Branch / 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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) portal directly or by generating the	

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	Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." on or before 21/12/2024 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.PSBAlliance(Ebkay);HelpdeskNumber:8291220220/7046612345/6354910172/9892219848/8160205051;Email:support.ebkay@psballiance.com;support.ebkay@procure247.com
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 21/12/2024 till 4.00pm , to Canara Bank, Trichy ARM branch 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://ebkay.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 (Ebkay);HelpdeskNumber:8291220220/8291220220/7046612345/6354910172/9892219848/8160205051;Email: support.ebkay@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. 50,000/- . 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 above Rs. 50,00,000/- (Rupees Fifty lacs), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable <u>separately by the Successful buyer.</u>

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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 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.PSBAlliance(Ebk ray);8291220220/7046612345/6354910172/98 92219848/8160205051;Email:support.ebk ray@psballiance.com;support.ebk ray@procure247.com

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: 03-12-2024

**AUTHORISED OFFICER
CANARA BANK**

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