

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN:DEV AGENCIES/63601570001120/CLASIC JAWLI STORE /
8449261000001 /SEP/2024/CSH **Date:18/10/2024**

COVERING LETTER TO SALE NOTICE

To

M/s. DEV AGENCIES, represented by it Proprietrix Smt. K. Umadevi, W/o. Sri. S. Kaleeswaran, R/o. 43, New Street, Sempattu, Airport post, Trichy - 620007	Sri. S. KALEESWARAN (Guarantor), S/o. Sri. Santhanasamy, R/o. 43, New street, Sempattu, Airport post, Trichy - 620007
Sri. I. MARTIN (Guarantor), S/o. Sri. Irudayasamy, R/o. No.9, Kamarajar Salai, Indra Gandhi Street, Trichy - 620007	
M/s. CLASSIC JAWLI STORE Represented by it Proprietor, Sri. I Martin, R/o. No.9, Indra Gandhi Road (Wireless Road) Kamarajar Salai, Airport, Trichy-620007	Sri. S. KALEESWARAN (Guarantor), S/o. Sri. Santhanasamy, R/o. 43, New street, Sempattu, Airport post, Trichy - 620007
Smt. SELVI W/o. Sri. Ramachandran R/o. No.6, Pandamangalam, Agraharam, Woraiyur, Trichy-620003	

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 **13/11/2024** for recovery of **Rs. 2,65,44,945/-** (Rupees Two Crores Sixty Five Lakhs Forty Four Thousand Nine Hundred and Forty Five Only) i.e., Rs. 1,82,31,602/- (M/s. Dev Agencies Loan A/c No. 63601570001120) + Rs. 83,13,343/- (M/s. CLASSIC JAWLI STORE Loan A/c No. 8449261000001) due as on 30/09/2024 with further interest from 01-10-2024 + Costs & expenses to the ARM Branch Trichy of Canara Bank from borrowers 1. **M/s. Dev Agencies** represented by its Proprietrix Smt. K. Umadevi and Guarantors Sri. S. Kaleeswaran and Sri. I. Martin 2. **M/s. Classic Jawli Store** Represented by its Proprietor, Sri. I Martin and Guarantors Sri. S. Kaleeswaran and Smt. Selvi

The **Reserve Price** will be **Rs. 44,72,000/-** (Rupees Forty Four Lakhs Seventy Two Thousand Only) and the EMD (Earnest Money Deposit) will be **Rs. 4,47,200/-** (Rupees Four Lakhs Forty Seven Thousand Two Hundred only).

The Earnest Money Deposit shall be deposited on or before **12/11/2024 till 4.00 pm.**

Details and full description of the property:

Property No 1 in the name of Sri. Kaleeswaran:

Item No 1 (Mortgaged towards M/s Dev Agencies) :

All the parts and parcel of the property situated in Trichy Registration District, K Sathanur Sub Registration District, Trichy Taluk, within Ponmalai Zone of Tiruchirapalli Corporation limits, No. 42 Kottapattu Village, New street, Sembattu Natham Land comprised in Survey No. 188/3A an extent of Acre 0.04 cents equivalent to 1744 sq. ft. of terraced roofing residential building in ground floor and first floor together with all pathway rights is situated within the following four boundaries:

North of : Housing Plot of Dhayalan Simon
East of : Housing Plot of Sivaraj Marimuthu
South of : East West Street

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West of : Housing Plot of Kalimuthu and Santhanasamy

East West measurement : North 34'10 ½" Feet South 34' 10 ½" Feet

North South Measurement : East 50 Feet West 50 Feet

Total Extent: Acre 0.04 Cents equivalent to 1,744 Sq. Ft.

Item No II (Mortgaged towards M/s. Classic Jawli Store):

All the part and parcel of the property and structures situated at Tiruchirapalli district, Tiruchirappalli Registration District, K. Sathanur Sub Registration District, Tiruchirappalli Taluk, Kottappattu Village, Sembattu, Pudu Theru comprised in SF no.188/3A in this site measuring Ac. 0.04 cents available in boosthithi measuring East West on both sided 34' 10-½ '' x North South on both sides 50' = 1744 sft 162.02 square meters of vacant site along terraced roofing residential building in ground floor and first floor now comprised in Ward A W Block No. 6, TS No. 145 Ponmalai Zone of Corporation of Tiruchirappalli within the following Boundaries:

North by : East West street
South by : Manickam property
East by : Jolikkam house
West by : Santhanasamy house

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: 18-10-2024

Place: Trichy

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18-10-2024

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	1) M/s. Dev Agencies, represented by its Proprietor Smt. K. Umadevi, W/o S Kaleeswaran, 43, New Street,

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		<p>Sempattu, Airport post, Trichy - 620007.</p> <p>2) Sri. S. Kaleeswaran (Guarantor), S/o Santhanasamy, 43, New street, Sempattu, Airport post, Trichy - 620007.</p> <p>3) Sri. I. Martin (Guarantor), S/o Irudayasamy, No.9, Kamarajar Salai, Indra Gandhi Street, Trichy - 620007.</p> <p>4) M/s. CLASSIC JAWLI STORE Represented by it Proprietor, Sri. I Martin, R/o. No.9, Indra Gandhi Road (Wireless Road) Kamarajar Salai, Airport, Trichy-620007</p> <p>5) Smt. SELVI W/o. Sri. Ramachandran R/o. No. 6, Pandamangalam, Agraharam, Woraiyur, Trichy-620003</p>
3	Total liabilities as on 30-09-2024	<p>Rs. 2,65,44,945/- (Rupees Two Crores Sixty Five Lakhs Forty Four Thousand Nine Hundred and Forty Five Only) i.e., Rs. 1,82,31,602/- (M/s. Dev Agencies Loan A/c No. 63601570001120) + Rs. 83,13,343/- (M/s. CLASSIC JAWLI STORE Loan A/c No. 8449261000001) due as on 30/09/2024 with further interest from 01-09-2024 + Costs & expenses due as on 30/09/2024 with further interest from 01-10-2024 + Costs & expenses</p>
4		
a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	<p>M/s PSB Alliance (Ebkray) Helpdesk Number: 8291220220 Email: support.ebkray@psballiance.com</p>
c)	Date & Time of Auction :	<p>Date : 13-11-2024 Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration)</p>

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d)	Portal of E-Auction :	each till the conclusion of the sale) https://ebkray.in/
5	Details and description of the property	<p><u>Property No 1 in the name of Sri. Kaleeswaran:</u></p> <p><u>Item No 1 (Mortgaged towards M/s Dev Agencies) :</u></p> <p>All the parts and parcel of the property situated in Trichy Registration District, K Sathanur Sub Registration District, Trichy Taluk, within Ponmalai Zone of Tiruchirapalli Corporation limits, No. 42 Kottapattu Village, New street, Sembattu Natham Land comprised in Survey No. 188/3A an extent of Acre 0.04 cents equivalent to 1744 sq. ft. of terraced roofing residential building in ground floor and first floor together with all pathway rights is situated within the following four boundaries:</p> <p>North of : Housing Plot of Dhayalan Simon East of : Housing Plot of Sivaraj Marimuthu South of : East West Street West of : Housing Plot of Kalimuthu and Santhanasamy</p> <p>East West measurement : North 34'10 ½" Feet South 34' 10 ½" Feet North South Measurement : East 50 Feet West 50 Feet</p> <p>Total Extent: Acre 0.04 Cents equivalent to 1,744 Sq. Ft.</p> <p><u>Item No II (Mortgaged towards M/s. Classic Jawli Store):</u></p> <p>All the part and parcel of the property and structures situated at Tiruchirapalli district, Tiruchirappalli Registration District, K. Sathanur Sub Registration District, Tiruchirappalli Taluk, Kottappattu Village, Sembattu, Pudu Theru comprised in SF no.188/3A in this site measuring Ac. 0.04 cents available in boosthithi measuring East West on both sided 34' 10-½ '' x North South on both sides 50' = 1744 sft 162.02 square meters of vacant site along terraced roofing residential building</p>

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		in ground floor and first floor now comprised in Ward A W Block No. 6, TS No. 145 Ponmalai Zone of Corporation of Tiruchirappalli within the following Boundaries: <div style="text-align: center;"> North by : East West street South by : Manickam property East by : Jolikkam house West by : Santhanasamy house </div>
6a)	Reserve Price	Rs. 44,72,000/- (Rupees Forty Four Lakhs Seventy Two Thousand Only)
b)	EMD & last date of deposit of EMD :	Rs. 4,47,200/- (Rupees Four Lakhs Forty Seven Thousand Two Hundred only) & 12-11-2024 till 4.00 pm
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 Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." on or before 12/11/2024 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(Ebkray);HelpdeskNumber:8291220220/7046612345/63549 10172/9892219848/8160205051;Email:support.ebkray@psballiance.com;support.ebkray@procure247.com	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12/11/2024 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	

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	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://ebkcray.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: 8291220220/8291220220/7046612345/6354910 172/9892219848/8160205051; 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. 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 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 or ARM Branch, Trichy who, as a facilitating centre, shall make necessary arrangements.

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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(Ebkray);8291220220/7046612345/6354910172/98 92219848/8160205051;Email:support.ebkgray@psballiance.com;support.ebk ray@procure247.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: 18-10-2024

**AUTHORISED OFFICER
CANARA BANK**

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