

COVERING LETTER TO SALE NOTICE

To M/s. SHREE SAI SASTHA CONSTRUCTION Represented by its Proprietor Sri. S. Karthick S/o. Sri. V.S. Sathaiya, R/o. Door Nos. 24 & 26, VOC Nagar, Second Street, Thuvakudimalai, Trichy - 620022. Mobile : 9489169999 Email id : sanakarthickservai.us@gmail.com	Having Another Address: Sri. S. Karthick, S/o. Sri. V.S. Sathaiya R/o. 27/5B, VOC Nagar, Thuvakudi, Trichy - 620015
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Dear Sir,

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,

AUTHORISED 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 Canara Bank, will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **27-11-2024** for recovery of **Rs. 1,23,12,547/-** (Rupees One Crore Twenty Three Lakhs Twelve Thousand Five Hundred and Forty Seven Only) due as on 30-09-2024 with further interest from 01-10-2024 + Cost & Expenses to the **ARM Branch Trichy of Canara Bank** from borrower **M/s. SHREE SAI SASTHA CONSTRUCTION** represented by its Proprietor Sri. S. Karthick.

The reserve price will be **Rs. 31,20,000/-** (Rupees Thirty One Lakhs Twenty Thousand Only) and the EMD (Earnest Money Deposit) will be **Rs. 3,12,000/-** (Rupees Three Lakhs Twelve Thousand Only).

The Earnest Money Deposit shall be deposited on or before **26-11-2024** till 4 pm.

DETAILS AND DESCRIPTION OF THE PROPERTY:

All the parts and parcel of the land and building situated at Tiruchirapalli District, Tiruchirapalli Registration District, Tiruverumbur Sub Registration District, Tiruverumbur Taluk, Thuvakudi Village, Ward No. 8, VOC Nagar, Second street, the lands measuring an extent of Ac 0.40 cents comprised in SF No. 551, an extent of Ac 1.52 comprised in SF No. 552/1, an extent of Ac 1.06 cents out of Ac 3.12 comprised in SF No. 550 and an extent of Ac 1.04 cents out of 1.38 comprised in SF No. 552/2 and thus totaling Ac 4.02 cents combined together converted into house sites, formed a layout, named VOC Nagar and approved under LP (T.T.) No. 16/81, in this layout, the house site bearing Plot No. 17 measuring East West on both sides 40 feet and North South on both sides 60 feet **totally 2400 Sq Ft. = 222.97 Sq. Meter** of site (Building Area 1,584 Sqft) after sub-division comprised in Natham SF No. 552/20 together with the terraced house thereon bearing old Door Nos. 6 - A1, **New Door Nos. 24 & 26**, VOC Nagar, Second street, Thuvakudi Malai, Tiruchirapalli - 22, Electricity SC No. 533 and 858 situated within the following boundaries:

North by	: 30 feet wide East West Road
South by	: Property of Mr. Radhakrishnan
East by	: Property of M/s. Anand Enterprises
West by	: Property of Mr. Kamaraj and property of Sivalingam

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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: 19-10-2024

Place: Trichy

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE DATED 19-10-2024:

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Trichy. First Floor, Muthaiah Towers, Williams Road, Trichy - 620001
2	Name and Address of the Borrower/ Guarantor	M/s. SHREE SAI SASTHA CONSTRUCTION Represented by its Proprietor Sri. S. Karthick S/o. Sri. V.S. Sathaiya, R/o. Door Nos. 24 & 26, VOC Nagar, Second Street, Thuvakudimalai, Trichy - 620022. Mobile : 9489169999 Email id : sanakarthickservai.us@gmail.com Having Another Address: Sri. S. Karthick, S/o. Sri. V.S. Sathaiya R/o. 27/5B, VOC Nagar, Thuvakudi, Trichy - 620015
3	Total liabilities as on 30-09-2024	Rs. 1,23,12,547/- (Rupees One Crore Twenty Three Lakhs Twelve Thousand Five Hundred and Forty Seven Only) due as on 30-09-2024 with further interest from 01-10-2024 + Cost & 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>27-11-2024</u> Time between 12.30 pm - 1.30 pm

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d)	Portal of E-Auction :	(With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://ebkray.in/
5	Details and Description of the Property	All the parts and parcel of the land and building situated at Tiruchirapalli District, Tiruchirapalli Registration District, Tiruverumbur Sub Registration District, Tiruverumbur Taluk, Thuvakudi Village, Ward No. 8, VOC Nagar, Second street, the lands measuring an extent of Ac 0.40 cents comprised in SF No. 551, an extent of Ac 1.52 comprised in SF No. 552/1, an extent of Ac 1.06 cents out of Ac 3.12 comprised in SF No. 550 and an extent of Ac 1.04 cents out of 1.38 comprised in SF No. 552/2 and thus totaling Ac 4.02 cents combined together converted into house sites, formed a layout, named VOC Nagar and approved under LP (T.T.) No. 16/81, in this layout, the house site bearing Plot No. 17 measuring East West on both sides 40 feet and North South on both sides 60 feet totally 2400 Sq Ft. = 222.97 Sq. Meter of site (Building Area 1,584 Sqft) after sub-division comprised in Natham SF No. 552/20 together with the terraced house thereon bearing old Door Nos. 6 - A1, New Door Nos. 24 & 26, VOC Nagar, Second street, Thuvakudi Malai, Tiruchirapalli - 22, Electricity SC No. 533 and 858 situated within the following boundaries: North by : 30 feet wide East West Road South by : Property of Mr. Radhakrishnan East by : Property of M/s. Anand Enterprises West by : Property of Mr. Kamaraj and property of Sivalingam
6 a)	Reserve Price	Rs. 31,20,000/- (Rupees Thirty One Lakhs Twenty Thousand Only)
b)	EMD & last date of deposit of EMD :	Rs. 3,12,000/- (Rupees Three Lakhs Twelve Thousand Only) & On or before 26-11-2024 till 4 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.	

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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-bkcray) 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 26/11/2024 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(Ebkcray);HelpdeskNumber:8291220220/7046612345/6354910172/9892219848/8160205051;Email:support.ebkcray@psballiance.com;support.ebkcray@procure247.com
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26/11/2024till 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://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\ (Ebkcray) ; Help desk Number: 8291220220 /8291220220/7046612345/6354910172/9892219848/8160205051;Email: support.ebkcray@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

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	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.
p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph. No: 0431-2416067 e-mail: cb6818@canarabank.com the service provider : M/s. PSB Alliance (Ebkray) ; 8291220220 /7046612345/ 6354910172/ 9892219848/ 8160205051; Email: support.ebkray@psballiance.com; support.ebkray@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: 19-10-2024

**AUTHORISED OFFICER
CANARA BANK**

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