

**Karur Covai Road Branch (DP-1227)
No-37, Covai Main Road, Karur – 639 002.**

Ref: CB/1227/SALE/OME/062024

Date: 13.06.2024

To

1. M/s. Omkar Enterprises (Borrower)
Prop : Sankarasubramanian B.N
No.4/3-6, Andankovil Pudur,
Near PT Coach,
Covai Road,
Karur – 639 002.
2. Mr.Sankarasubramanian.B.N (Proprietor)
S/o Namasivayam.B.S
No-75, S.P.Colony,
Vangappalayam,
Vengamedu,
Karur – 639 006.
3. Mrs.Sakthimala.S, (Guarantor)
W/o Sankara Subramanian.B.S,
No-75, S.P.Colony,
Vangappalayam,
Vengamedu,
Karur – 639 006.
4. Mr.Somasundaram.P.N, (Guarantor)
S/o Namasivayam.B.S,
101- East Street,
LGB Nagar,
Karur – 639 002.

Dear Madam / Sir,

Sub: Notice under Section 13(4) of the Securitization 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, I Authorised Officer on behalf of Canara Bank, **Karur Covai Road Branch** have 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 our **Karur Covai Road Branch** of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

I am herewith sending the Sale Notice (e-auction notice) containing 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
CANARA BANK**

ENCLOSURE – SALE NOTICE

**Karur Covai Road Branch (DP-1227)
No-37, Covai Main Road, Karur – 639 002.**

**Sale Notice of Immovable Properties Through E-Auction (Online Auction)
Under Rules 8(6) & (9) of the Security Interest (Enforcement) Rules 2002**

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider **M/S E-PROCUREMENT TECHNOLOGIES LIMITED - AUCTION TIGER** through the website <https://canarabank.auctiontiger.net>

1.Name and Address of the Secured Creditor:

Canara Bank Karur Covai Road Branch (DP-1227)
No-37, Covai Main Road,
Karur – 639 002.

2. Name and Address of the Borrower and Guarantors:

1. M/s. Omkar Enterprises (Borrower)
Prop : Sankarasubramanian B.N
No.4/3-6, Andankovil Pudur,
Near PT Coach,
Covai Road,
Karur – 639 002.
2. Mr.Sankarasubramanian.B.N (Proprietor)
S/o Namasivayam.B.S
No-75, S.P.Colony,
Vangappalayam,
Vengamedu,
Karur – 639 006.
3. Mrs.Sakthimala.S, (Guarantor)
W/o Sankara Subramanian.B.S,
No-75, S.P.Colony,
Vangappalayam,
Vengamedu,
Karur – 639 006.
4. Mr.Somasundaram.P.N, (Guarantor)
S/o Namasivayam.B.S,
101- East Street,
LGB Nagar,
Karur – 639 002.

Total liabilities as on 13.06.2024 is Rs.4,98,26,074.72 (Rupees Four Crores Ninety Eight Lakhs Twenty Six Thousand Seventy Four and Paise Seventy Two only)

Last Date & Time for receipt of tender documents for the property 1 & 2:
24.07.2024 upto 5.00pm

Address in which the tender document to be submitted: Canara Bank Karur Covai Road Branch (DP-1227)
No-37, Covai Main Road,
Karur – 639 002..

Date & Time of e- auction: Date: 25.07.2024 Time 11.30 am -12.00 pm

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

Portal of e- auction: <https://canarabank.auctiontiger.net>

Schedule

Details of Property/ies:

Property no.1

All the part and parcel of the land along with any superstructure constructed thereon and to be constructed in future situated at Karur District, Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Inam Karur Village, **S.F.No.144/1F** Ac.6.70. In this Ac 6.00 has been divided into house sites names as "S.P.Colony". In this

Item no.1:

The Northern portion of the house **Site No.55** measuring 52 feet in East-West on both sides and 25 feet in North-South on both sides . Total 1300 Sq.ft bounded by:

The 25 feet width North-South road on the West,
The House Site No.54 on the North,
The House Site No.69 on the East,
The Southern portion of House Site No.55 on the South

Item no.2:

The Northern 5 feet in the Northern portion of the house **Site No.69** and 15 feet in the southern portion of the House **Site No.70** measuring 52 feet in East-West on both sides and 20 feet in North-South on both sides . Total 1040 Sq.ft bounded by:

The 25 feet width North-South road on the East,
The Southern portion of House Site No.69 on the South
The House Site No.54 & 55 on the West,
The Northern portion of House Site No.70 on the North

Item No 1& 2 are in one block measuring 2340 Sq.ft with RCC terraced residential building constructed in it, bearing Door Nos.75, 75/1 and with electric service connection Nos. 1008, 1408 and 2090 with mamool pathway rights etc

Title Holder of this Property is S.Sakthimala

The reserve price for the Property No.1 will be Rs.83,83,000/- (Rupees Eighty Three Lakhs Eighty Three Thousand only) and the earnest money deposit will be Rs.8,38,300/- (Rupees Eight Lakh Thirty Eight Thousand Three Hundred Only). The Earnest Money Deposit for the Property No.1 shall be deposited on or before 24.07.2024 till 5.00 p.m.

Property no.2

All the part and parcel of the land along with any superstructure constructed thereon and to be constructed in future situated at Karur District, Karur Registration District, Melakarur Sub-Registration District, Karur Taluk, Inam Karur Village, S.F.No.144/1F Ac.6.70. In this Ac 6.00 has been divided into house sites names as "S.P.Colony". In this the Northern portion of the house Site No.51 measuring 52 feet in East-West on both sides and 45 feet in North-South on both sides . Total 2340 Sq.ft in one block bounded by:

The 25 feet width North-South road on the East,
The Southern portion of House Site No.51 on the South
The House Site No.30D and 31 on the West,
The Northern portion of House Site No.51A on the South

With the right to take men, cattle, cart and other vehicles through all the roads laid in the layout with mamool pathway rights etc

Title Holder of this Property is S.Sakthimala

The reserve price for the Property No.2 will be Rs.52,65,000/- (Rupees Fifty Two Lakhs Sixty Five Thousand only) and the earnest money deposit will be Rs.5,26,500/- (Rupees Five Lakh Twenty Six Thousand Five Hundred Only). The Earnest Money Deposit for the Property No.2 shall be deposited on or before 24.07.2024 till 5.00 p.m.

OTHER TERMS AND CONDITIONS

- The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in below.
- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, before 24.07.2024 upto to 4.00 p.m.

- 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.
- The intending bidders shall deposit Earnest Money Deposit (EMD), being 10 % of the Reserve Price, by way of DD/RTGS/NEFT favouring, The Manager, Canara Bank, **Karur Covai Road Branch** A/c No 209272434 IFSC Code:CNRB0001227 on or before 24.07.2024, 4.00 pm; Bid Multiplier:Rs.50,000/-
- 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 e-Procurement Technologies Limited -Auction Tiger**, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mr.Praveenkumar Thevar |M:9722778828 D:079-35267516, M:-9265562818/9265562821 D:079-68136842/6837/6875 .E Mail ID: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or **before 24.07.2024 till 4.00 p.m.**, to Canara Bank, **Karur Covai Road Branch**, by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- 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.
- Bidders Name. Contact No. Address, E Mail Id.
- Bidder's A/c details for online refund of EMD.
- The intending bidders should register their names at portal <https://canarabank.auctiontiger.net> 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 e-Procurement Technologies Limited -Auction Tiger**, B-704, Wall Street-II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), **Mr.Praveenkumar Thevar |M:9722778828 D:079-35267516, M:-9265562818/9265562821 D:079-68136842/6837/6875 .E Mail ID: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net**
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- 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.
- 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.

- For sale proceeds of Rs. 50,00,000 (Rupees Fifty lakhs only) 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.
- All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, **Karur Covai Road** Branch who, as a facilitating centre, shall make necessary arrangements.
- For further details contact **Manager**, Canara Bank **Karur Covai Road** Branch (DP-1227), No-37, Covai Main Road, Karur – 639 002.Ph. No: 94890 45738, 94899 62897, 94870 27292) e-mail id cb1227@canarabank.com.
- The service provider • **M/s e-Procurement Technologies Limited -Auction Tiger**, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Mr.Praveenkumar Thevar |M:9722778828 D:079-35267516, M:-9265562818/9265562821 D:079-68136842/6837/6875 .E Mail ID: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net

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: Karur
Date: 13.06.2024

AUTHORISED OFFICER
CANARA BANK