

सिंडिकेट Syndicate
COONOOR BRANCH (1247)

Post Box No. 9, Door No.29, Mount Road, COONOOR, THE NILGIRIS 643 102

Ph: 9489043448 Email: cb1247@canarabank.com

Ref: 1247/E-AUCTION/SHAN/2024-25

Date: 29.01.2025

Legal Heir of Borrower Sri. Shankar B	
Smt. B Kanagavalli 11, Subramaniam lane Chepauk Chennai 5	Alternative addresss Smt. B Kanagavalli D NO.5 461 NEW COLONY CAROLINA ESTATE COONOOR COONOOR TAMIL NADU 643102

Dear Sirs,

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 Authorized Officer, Canara Bank, had 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 **COONOOR Branch** of Canara Bank. 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 terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed 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**

SALE NOTICE

ANNEXURE - 13(Auction Sale Notice for Sale of Immovable Properties)

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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **COONOR Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **10.03.2025 (Time 11.30 a.m. to 12.30 p.m.)** for recovery of **Rs.75,34,846.-(Rs. Seventy five lakh thirty four thousand eight hundred forty six only)** as on **31.03.2024 plus interest and cost** due to the **COONOR Branch** of Canara Bank from

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Details of Property:

Sl No.	Immovable
1.	Title Holder: Smt Kanagavalli (legal Heir of Sri Shankar B) 1287 sq ft of house site with building constructed thereon bearing Door No.5/461 (Assessment No.2130) at Nilgiris Registration District Coonoor Registration Sub District Coonoor Taluk Hubbathalai Panchayat Old RS NO.110/3 New R S NO.138/6 part Sub Division 138/6A with Boundaries as below: North: Poulina's house South: D Cruz's house East: Manickam's house West: Footpath

Reserve price Rs.7,50,000/- (Rupees Seven lakh fifty thousand only)

Earnest money deposit: Rs.75,000/- (Rupees Seventy five thousand).The Earnest Money Deposit shall be deposited on or before **09.03.2025 till 4.00 pm.**

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For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (<https://baanknet.com/>) or may contact **Manager, Canara Bank COONOOR Branch** (Ph. No. 9489043448)) during office hours on any working day.

Portal of E-Auction: <https://www.baanknet.com/>

Date: 29.01.2025
Place: Coimbatore

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Name and Address of the Secured Creditor: CANARA BANK, COONOOR BRANCH.

Total liabilities as on 31.03.2024 : **Rs.75,34,846.-(Rs. Seventy five lakh thirty four thousand eight hundred forty six only)** with further interest and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)
b)

Auction Agency	M/S PSB ALLIANCE LTD (ebkray)
Website	https://baanknet.com/
Address	Corporate office: Unit 1, 3 rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	support.baanknet@psballiance.com ;
Help Desk No.	8291220220

(c) Date & Time of Auction : 10.03.2025 (Time 11.30 a.m. to 12.30 p.m.)

(d) Portal of E-Auction : <https://www.baanknet.com/>

5. Reserve Price : **Rs.7,50,000/- (Rupees Seven lakh fifty thousand Only)**

OTHER TERMS AND CONDITIONS

- Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com/>. 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 branch and Authorized Officer**, from 30.01.2025 till 09.03.2025 between 10.00 a.m. 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way registered login in the web portal <https://www.baanknet.com/> by payment through challan or RTGS / NEFT. on or before 09.03.2025, till 4.00pm.

Intending bidders shall hold a valid phone no and e-mail address. For details with regard to digital signature please contact the auction agency / Canara Bank details as given above.

- e) bidders should register their names at portal <https://www.baanknet.com/> and get their User ID and password free of cost. For support please contact the service provider/ Canara Bank.
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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.
- i) For sale proceeds of Rs. 50.00 lacs (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.
- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) 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, **COONOOR** Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, **COONOOR** Branch (Ph.: 9489043448 E-mail: cb1247@canarabank.com or the service provider (M/s PSB Alliance Ltd).

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: COIMBATORE
Date: 29.01.2025

**AUTHORISED OFFICER
CANARA BANK**