केनरा बैंक Canara Bank
Syndicate
No: 524, Anna Salai, Teynampet, Chennai, Tamil Nadu-600 018
Phone: 9514291965 / 9498346053 email : cb0416@canarabank.com

Ref: **SALE NOTICE /E-AUCTION/SIVAJI HI TEK AGRO FOODS** **Date: 27.11.2024**

To

M/s. SIVAJI HI-TEK AGRO FOODS
NO: 100, MEDAVAKKAM MAIN ROAD,
KEELKATTALAI,
CHENNAI – 600117

M/s. SIVAJI HI-TEK AGRO FOODS
S.No.533/6, S.No. 533/10A, S.No. 533/9A, S.No. 531/1A1
KUNNATHUR ROAD, NEAR NANDHINI COMMUNITY COLLEGE,
ARIYAPADI VILLAGE PANCHAYAT,
ARNI TALUK, THIRUVANNAMALAI – 632314

Mr. KARUNAKARAN K.S.S. (PROPRIETOR/MORTGAGER),
S/O Mr. SUBRAMANIYAM,
NO: 100, MEDAVAKKAM MAIN ROAD,
KEELKATTALAI,
CHENNAI – 600117

Mr. KARUNAKARAN K.S.S. (PROPRIETOR/MORTGAGER),
S/O Mr. SUBRAMANIYAM,
NO. 61, MMTC COLONY MAIN ROAD,
NANGANALLUR,
CHENNAI – 600061

Mrs. K. REVATHI (GUARANTOR),
W/O Mr. KARUNAKARAN K.S.S.,
NO. 61, MMTC COLONY MAIN ROAD,
NANGANALLUR,
CHENNAI – 600061

Mrs. K. REVATHI (GUARANTOR),
W/O Mr. KARUNAKARAN K.S.S.,
G1, PLOT NO. 502,
16TH CROSS STREET, VIDUTHALAI NAGAR,
KOVILAMBAKKAM,
CHENNAI – 600117

Dear Sir/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 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 **TEYNAMPET 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 thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby

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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.

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

प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

केनरा बैंक Canara Bank
Syndicate
No: 524, Anna Salai, Teynampet, Chennai, Tamil Nadu-600 018
Phone: 9514291965 / 9498346053 email : cb0416@canarabank.com

SALE NOTICE

Ref No: **SALE NOTICE/E-AUCTION/ SIVAJI HI TEK AGRO FOODS** **Date: 27.11.2024**

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 **Teynampet Branch** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **31.12.2024 (Time 11.30 a.m. to 12.30 p.m.)** for recovery of **Rs. 7,00,48,266.19/- (Rupees Seven Crores Fourty Eight Thousand Two Hundred Sixty Six Rupees and Paise Nineteen only) due as on 26.11.2024** to the **Teynampet Branch** of Canara Bank from M/s Sivaji HI-Tek Agro Foods having office/business at, No: 100, Medavakkam Main Road, Keelkattalai, Chennai – 600117 also at S.No.533/6, S.No. 533/10A, S.No. 533/9A, S.No. 531/1A1, Kunnathur Road, Near Nandhini Community College, Ariyapadi Village Panchayat, Arni Taluk, Thiruvannamalai – 632314. **Proprietor:** Mr. Karunakaran K.S.S. S/o Mr. Subramaniyam residing at No: 100, Medavakkam Main Road, Keelkattalai, Chennai – 600117 also at No. 61, MMTC Colony Main Road, Nanganallur, Chennai – 600061. **Guarantor:** Mrs. K. Revathi W/o Mr. Karunakaran K.S.S. residing at NO. 61, MMTC Colony Main Road, Nanganallur, CHENNAI – 600061 also at G1, Plot NO. 502, 16TH Cross Street, Viduthalai Nagar, Kovilambakkam, Chennai – 600117.

DETAILS OF PROPERTY:

SCHEDULE:

All the piece and parcel of landed property under construction bearing Survey No. 533/6, 533/9A, 533/10A, 531/1A1 at Ariyapadi Village, Arani Taluk, Thiruvannamalai District, measuring an extent of 3.06 acres of land as detailed below,

ITEM 1: Survey No: 533/6

All the piece and parcel of land measuring an extent of 70 cents comprised in Survey No. 533/6 at Ariyapadi Village, Arani Taluk, Thiruvannamalai District and situated within the Sub Registration District of Arani and Registration District of Cheyyar.

Bounded on the
North by: Land in Survey No.533/10
South by: Well in Survey No 533/9 and Survey No 531
East by: Land in Survey No 533/10
West by: Survey No 533/7, 533/8 & 522

ITEM 2: Survey No: 533/9A

All the piece and parcel of land measuring an extent of 1 Acre 30 cents out of total 1 Acre 46 Cents comprised in Survey No. 533/9 at Ariyapadi Village, Arani Taluk, Thiruvannamalai District and situated within the Sub Registration District of Arani and Registration District of Cheyyar.

Bounded on the
North by: Survey No.533/10
South by: Well in Survey No 533/9 and Survey No 531

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East by: Survey No 533/10
West by: Survey No 533/7, 533/8 & 522

ITEM 3: Survey No: 533/10A

All the piece and parcel of land measuring an extent of 76 cents on the west side out of total 1 Acre 64 Cents comprised in Survey No. 533/10 at Ariyapadi Village, Arani Taluk, Thiruvannamalai District and situated within the Sub Registration District of Arani and Registration District of Cheyyar.

Bounded on the
North by: Survey No.533/6
South by: Survey No 533/9
East by: Remaining Land in Survey No 533/10
West by: Survey No 533/7

ITEM 4: Survey No: 531/1A1

All the piece and parcel of land measuring an extent of 30 cents out of total 1 Acre 17 Cents comprised in Survey No. 531/1 at Ariyapadi Village, Arani Taluk, Thiruvannamalai District and situated within the Sub Registration District of Arani and Registration District of Cheyyar.

Bounded on the
North by: Land in Survey No.533/9
South by: Land belonging to Arumugam
East by: Land belonging to Arumugam
West by: Tar Road

Extent of Land:

S. No.	Survey Number	Extent in Acres
1	533/6	0.70
2	533/9A	1.30
3	533/10A	0.76
4	531/1A1	0.30
	TOTAL	3.06

The Property lies within the Registration District of Cheyyar and Sub Registration District of Arani.

The reserve price will be **Rs. 7,21,45,000/-** (Rupees Seven Crore Twenty One Lakhs Forty Five Thousand Only) and the earnest money deposit will be **Rs. 72,14,500/-** (Rupees Seventy Two Lakhs Fourteen Thousand Five Hundred Only). The Earnest Money Deposit shall be deposited on or before **30.12.2024** till 4.00 p.m.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (Http://www.canarabank.com) or may contact **Chief Manager, Canara Bank, Teynampet Branch** (Ph. No.: **044 2434 9289 / 2431 2001 / 9514291965**) during office hours on any working day. Portal of E-Auction: https://ebkray.in

Date: **27.11.2024**
Place: Chennai

AUTHORISED OFFICER
CANARA BANK
प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

केनरा बैंक Canara Bank

Syndicate

No: 524, Anna Salai, Teynampet, Chennai, Tamil Nadu-600 018
Phone: 9514291965 / 9498346053 email : cb0416@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.11.2024

1. Name and Address of the Secured Creditor:	Canara Bank, Teynampet Branch Chennai **No. 563/1, Anna Salai (Ground Floor)** **Teynampet, Chennai - 600 018.** **Ph: 044 2434 9289 / 2431 2001 / 94442 60416,** **Email:cb0416@canarabank.com**
2. Name and Address of the Borrower	**M/s. SIVAJI HI-TEK AGRO FOODS** NO: 100, MEDAVAKKAM MAIN ROAD, KEELKATTALAI, CHENNAI – 600117
	M/s. SIVAJI HI-TEK AGRO FOODS S.No.533/6, S.No. 533/10A, S.No. 533/9A, S.No. 531/1A1 KUNNATHUR ROAD, NEAR NANDHINI COMMUNITY COLLEGE, ARIYAPADI VILLAGE PANCHAYAT, ARNI TALUK, THIRUVANNAMALAI – 632314
	Mr. KARUNAKARAN K.S.S. **(PROPRIETOR/MORTGAGER),** S/O Mr. SUBRAMANIYAM, NO: 100, MEDAVAKKAM MAIN ROAD, KEELKATTALAI, CHENNAI – 600117
	Mr. KARUNAKARAN K.S.S. **(PROPRIETOR/MORTGAGER),** S/O Mr. SUBRAMANIYAM, NO. 61, MMTC COLONY MAIN ROAD, NANGANALLUR, CHENNAI – 600061
	Mrs. K. REVATHI (GUARANTOR), W/O Mr. KARUNAKARAN K.S.S., NO. 61, MMTC COLONY MAIN ROAD, NANGANALLUR, CHENNAI – 600061
	Mrs. K. REVATHI (GUARANTOR), W/O Mr. KARUNAKARAN K.S.S., G1, PLOT NO. 502, 16TH CROSS STREET, VIDUTHALAI NAGAR, KOVILAMBAKKAM, CHENNAI – 600117

3. Total liabilities as on **26.11.2024 - Rs. 7,00,48,266.19/- (Rupees Seven Crores Fourty Eight Thousand Two Hundred Sixty Six Rupees and Paise Nineteen only)** with further interest and other incidental charges thereto incurred by the Bank.

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

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Phone: 9514291965 / 9498346053 email : cb0416@canarabank.com

(b) Details of Auction service provider : **E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172/ 8291220220 / 9892219848/ 8160205051 , Email:support.ebkray@psballiance.com/ support.ebkray@procure247.com)..**

(c) Date & Time of Auction : **30.12.2024** (Time 11.30 a.m. to 12.30 p.m.)

(d) Portal of E-Auction : **https://ebkray.in**

5. Reserve Price : **Rs. 7,21,45,000/-** (Rupees Seven Crore Twenty One Lakhs Forty Five Thousand Only)

OTHER TERMS AND CONDITIONS

a) 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 with Authorised Officer, on **27.12.2024** between 11.00 a.m. to 5.00 p.m.

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 by way of Demand draft in favour of Authorized Officer, Canara Bank, Teynampet Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Teynampet Branch, Chennai A/c No. **209272434**, IFSC Code: **CNRB0000416** on or before **30.12.2024**, till 4.00 pm.

e) e) Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 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 **30.12.2024** till 4.00 p.m., to Canara Bank, Teynampet 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://ebkray.in and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact

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Phone: 9514291965 / 9498346053 email : cb0416@canarabank.com
No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051,
Email:support.ebkray@psballiance.com/ support.ebkray@procure247.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. 1,00,000/- 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 of Rs. 50 (Rupees Fifty) lacs 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.**

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) 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, Teynampet Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, Teynampet Branch (Ph. : 9514291965 / 9498346053) E-mail: cb0416@canarabank.com or E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 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: Chennai
Date: 27.11.2024

AUTHORISED OFFICER
CANARA BANK

प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South