

Our Ref: CB ARM: TRY: SN: KANAGAM POULTRY / 3027271000002 & 5 others A/cs /DEC/2024/RV
Date: 31-12-2024

COVERING LETTER TO SALE NOTICE

To

M/s. KANAGAM POULTRY FARM (Cus. Id : 76452237) Rep by Prop Sri. G. Elayappan Unit: 2/220, Kattakadu, oonathur post, Attur Taluk, Salem - 636112 Mobile - 9942931260 / 261	Sri. ELAYAPPAN S/o. Sri. Ganapathy Gounder R/o. 514, Ponnoli Nagar, Veeppanatham Village, Varagur Post, Attur Taluk, Salem -636112 Mobile - 9942931260 / 261
Smt. KANAGAM W/o. Sri. Ganapathy Gounder R/o. 514, Kattakadu, Ponnolinagar, Veeppanatham Village, Varagur Post, Attur Taluk, Salem District - 636112	Sri. G. PALANIVEL S/o. Sri. Ganapathy Gounder R/o. 2/220, Kattakadu, Attur Taluk, Unnathur, Salem - 636112

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

Internal

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Date: 31-12-2024

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 **24-01-2025** for recovery of **Rs. 7,31,85,286/-** (Rupees Seven Crores Thirty One Lakhs Eighty Five Thousand Two Hundred and Eighty Six Only) due as on 30-11-2024 with further interest from 01-12-2024 + Costs & expenses to the ARM Branch Trichy of Canara Bank from borrowers 1. **M/s. Kanagam Poultry Farm** represented by its Proprietor Sri. ELAYAPPAN and Guarantors Smt. G.Kanagam, and Sri. G. Palanivel.

The **Reserve Price** will be **Rs. 6,55,20,000/-** (Rupees Six Crores Fifty Five Lakhs Twenty Thousand Only) and the EMD (Earnest Money Deposit) will be **Rs. 65,52,000/-** (Rupees Sixty Five Lakhs Fifty Two Thousand Only).

The Earnest Money Deposit shall be deposited on or before **23/01/2025 till 4.00 pm.**

Details and full description of the property:

Property No 1

ITEM NO.1

All that part and parcel of land and building in the name of Smt. KANAGAM, Sri. G. ELAYAPPAN and Sri. G. PALANIVEL located at Salem District, Salem East Registration District, Thalaivasal Sub Registration District, Attur Taluk, Veppanatham village, survey No. 40/1A, Punchai Hectare 0.50.5 measuring Acre 1.25 cents in full,

The landed property in Survey No. 40/1B, Punchai Hectare 0.01.5 MEASURING Acre 0.03 cents in full,

Thus admeasuring 1.28 Acre (1.25 + 0.03) of land with all easementary rights.

Boundaries:

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN: KANAGAM POULTRY / 3027271000002 & 5 others A/cs /DEC/2024/RV
Date: 31-12-2024

NORTH : Sri Kanagam Vagayara land
SOUTH : Sri. Ramasamy Gounder land
EAST : Cart Track
WEST : Sri. Ramasamy Gounder land

ITEM NO. 2:

All that part and parcel of land and building in the name of Smt. KANAGAM, Sri. G. ELAYAPPAN and Sri. G. PALANIVEL located at Salem District, Salem East Registration District, Thalaivasal Sub Registration District, Attur Taluk, Unathoor village, Survey No. 158/2A, Punchai hectare 1.41.5 measuring Acre 3.49 cents in full,

The landed property in Survey No. 158/2B, Punchai Hectare 0.03.0 measuring Acre 0.07 cents in full,

The landed property in Survey No. 158/3A, Punchai Hectare 0.55.5 measuring Acre 1.37 cents in full,

The landed property in Survey No. 158/3B, Punchai Hectare 0.03.0 measuring Acre 0.07 cents in full,

Thus admeasuring 5.00 Acre (3.49 + 0.07 + 1.37 + 0.07) of land with all easementary rights.

Boundaries:

NORTH : Smt. Anitha Property
SOUTH : Veppanatham Village boundary & Periyathambi land
EAST : S. No- 158/2B & 158/3B common cart track
WEST : Veppanatham village boundary

ITEM NO. 3:

All that part and parcel of land and building in the name of Smt. KANAGAM, Sri. G. ELAYAPPAN and Sri. G. PALANIVEL located at Salem District, Salem East Registration District, Thalaivasal Sub Registration District, Attur Taluk, Veppanatham village, Survey No. 34/2, New S. No. 34/2A, Punchai Hectare 1.62.0 measuring Acre 3.34 cents bounded by the pathai on the south, lands of Sri Kanagam Vagayara land on the west, lands of Ponnusamy on the North, lands of Sri Kanagam Vagayara land on the East

Thus admeasuring Acre 3.34 cents of land and building with Well, Bore-well, Electric motor, Poultry farm and with all easementary rights.

Total Area is = 9.62 Acre (1.28 + 5.00 + 3.34)

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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Date: 31-12-2024

The property is situated within the Panchayath limit of Veppanatham and Unathur village.

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: 31-12-2024
 Place: Trichy

AUTHORISED OFFICER
 CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31-12-2024

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	<ol style="list-style-type: none"> 1. M/s. KANAGAM POULTRY FARM (Cus. Id : 76452237) Rep by Prop Sri. G. Elayappan Unit: 2/220, Kattakadu, oonathur post, Attur Taluk, Salem - 636112 Mobile - 9942931260 / 261 2. Sri. ELAYAPPAN S/o. Sri. Ganapathy Gounder R/o. 514, Ponnoli Nagar, Veppanatham Village, Varagur Post, Attur Taluk, Salem -636112 Mobile - 9942931260 / 261 3. Smt. KANAGAM W/o. Sri. Ganapathy Gounder R/o. 514, Kattakadu, Ponnolinagar, Veppanatham Village, Varagur Post, Attur Taluk, Salem District - 636112 4. Sri. G. PALANIVEL S/o. Sri. Ganapathy Gounder R/o. 2/220, Kattakadu, Attur Taluk, Unnathur, Salem - 636112

Internal

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3	Total liabilities as on 30-11-2024	Rs. 7,31,85,286/- (Rupees Seven Crores Thirty One Lakhs Eighty Five Thousand Two Hundred and Eighty Six Only) due as on 30-11-2024 with further interest from 01-12-2024 + Costs & expenses
4 a) b) c) d)	Mode of Auction : Details of Auction service provider : Date & Time of Auction : Portal of E-Auction :	E- Auction M/s PSB Alliance (BAANKNET) Helpdesk Number: 8291220220 Email: support.BAANKNET@psballiance.com Date : <u>24-01-2025</u> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://baanknet.com
5	Details description of the property and the	<p><u>Property No 1</u></p> <p><u>ITEM NO.1:</u></p> <p>All that part and parcel of land and building in the name of Smt. KANAGAM, Sri. G. ELAYAPPAN and Sri. G. PALANIVEL located at Salem District, Salem East Registration District, Thalaivasal Sub Registration District, Attur Taluk, Veppanatham village, survey No. 40/1A, PUNCHAI Hectare 0.50.5 measuring Acre 1.25 cents in full,</p> <p>The landed property in Survey No. 40/1B, PUNCHAI Hectare 0.01.5 MEASURING Acre 0.03 cents in full,</p> <p>Thus admeasuring 1.28 Acre (1.25 + 0.03) of land with all easementary rights.</p> <p>Boundaries:</p> <p>NORTH - Sri Kanagam Vagayara land SOUTH - Sri. Ramasamy Gounder land EAST- Cart Track WEST- Sri. Ramasamy Gounder land</p> <p><u>ITEM NO.2:</u></p>

Internal

	<p>All that part and parcel of land and building in the name of Smt. KANAGAM, Sri. G. ELAYAPPAN and Sri. G. PALANIVEL located at Salem District, Salem East Registration District, Thalaivasal Sub Registration District, Attur Taluk, Unathoor village, Survey No. 158/2A, Puchai hectare 1.41.5 measuring Acre 3.49 cents in full,</p> <p>The landed property in Survey No. 158/2B, Puchai Hectare 0.03.0 measuring Acre 0.07 cents in full,</p> <p>The landed property in Survey No. 158/3A, Puchai Hectare 0.55.5 measuring Acre 1.37 cents in full,</p> <p>The landed property in Survey No. 158/3B, Puchai Hectare 0.03.0 measuring Acre 0.07 cents in full,</p> <p>Thus admeasuring 5.00 Acre (3.49 + 0.07 + 1.37 + 0.07) of land with all easementary rights.</p> <p>Boundaries: NORTH- Smt. Anitha Property SOUTH-Veppanatham Village boundary & Periyathambi land EAST- S. No- 158/2B & 158/3B common cart track WEST- Veppanatham village boundary</p> <p><u>ITEM NO. 3:</u></p> <p>All that part and parcel of land and building in the name of Smt. KANAGAM, Sri. G. ELAYAPPAN and Sri. G. PALANIVEL located at Salem District, Salem East Registration District, Thalaivasal Sub Registration District, Attur Taluk, Veppanatham village, Survey No. 34/2, New S. No. 34/2A, Puchai Hectare 1.62.0 measuring Acre 3.34 cents bounded by the pathai on the south, lands of Sri Kanagam Vagayara land on the west, lands of Ponnusamy on the North, lands of Sri Kanagam Vagayara land on the East</p> <p>Thus admeasuring Acre 3.34 cents of land and building with Well, Bore-well, Electric motor, Poultry farm and with all easementary rights.</p>
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Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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		Total Area is = 9.62 Acre (1.28 + 5.00 + 3.34) The property is situated within the Panchayath limit of Veppanatham and Unathur village.
6a)	Reserve Price	Rs. 6,55,20,000/- (Rupees Six Crores Fifty Five Lakhs Twenty Thousand Only)
b)	EMD & last date of deposit of EMD :	Rs.65,52,000/- (Rupees Sixty Five Lakhs Fifty Two Thousand only) & 23-01-2025 till 4.00 pm
7	Other terms and conditions :	
a)	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.	
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 (BAANKNET) 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 23/01/2025 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(BAANKNET);HelpdeskNumber:8291220220/7046612345/6354910172/9892219848/8160205051;Email:support.BAANKNET@psballiance.com;	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23/01/2025 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 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	

Internal

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Date: 31-12-2024

	https://baanknet.com 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 (BAANKNET); Helpdesk Number: 8291220220/8291220220/7046612345/6354910172/9892219848/8160205051; Email: support.BAANKNET@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 multiples 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 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.
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.PSB Alliance (baanknet); 8291220220 /7046612345 / 6354910172 / 9892219848/ 8160205051; Email: support.baanknet@psballiance .com;

Internal

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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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: 31-12-2024

**AUTHORISED OFFICER
CANARA BANK**

Internal