



CANARA BANK
ARAVAKURICHI BRANCH (DP-4685)
NO-123, ARP COMPLEX GROUND FLOOR, RAJAPURAM MAIN ROAD,
ARAVAKURICHI, KARUR - 639 201.
COVERING LETTER TO SALE NOTICE

Ref: CB/4685/SALE/KAN/122025

Date: 01.12.2025

To

1.Mr.Kannan.S (Borrower),
S/o Subban,
No.82 Lingamanayakkanpatti,
Aravakurichi , Karur - 639 207.

2.Mrs.Pappathi.K (Joint Borrower),
W/o Kannan.S,
No.82 Lingamanayakkanpatti,
Aravakurichi , Karur - 639 207.

3.Ms.Kalaimani.K, (Joint Borrower),
D/o Kannan.S,
No.82 Lingamanayakkanpatti,
Aravakurichi , Karur - 639 207.

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, I on behalf of **Canara Bank Aravakurichi (DP - 4685) 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 **Aravakurichi Branch** of Canara Bank.

The undersigned proposes to sell the assets 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 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

**CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE**

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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/ charged to the secured Creditor, the **constructive** possession of which has been taken by the Authorised Officer of Aravakurichi branch Secured Creditor, will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” condition on **08.01.2026**, for recovery of **Rs.3,96,523.86 (Three Lakhs Ninety Six Thousand Five Hundred and Twenty Three Rupees Eighty Six Paise only)** along with future interest, penalty, charges etc as on 30.11.2025 due to the Aravakurichi branch Secured Creditor from **Mr.Kannan.S ,Mrs.Pappathi.K & Ms.Kalaimani.K**. The **reserve price** will be **Rs.17,00,000/-** (Rupees Seventeen Lakhs only) and the **earnest money deposit** will be **Rs.1,70,000/-** (Rupees One Lakh Seventy Thousand Only).

1	Name and Address of the Secured Creditor	Canara Bank - Aravakurichi Branch (Dp-4685), No-123, ARP Complex Ground Floor, Rajapuram Main Road, Aravakurichi, Karur - 639 201.
2	Name and Address of the Borrower & Guarantor	1.Mr.Kannan.S (Borrower), S/o Subban, No.82 Lingamanayakkanpatti, Aravakurichi , Karur - 639 207. 2.Mrs.Pappathi.K (Joint Borrower), W/o Kannan.S, No.82 Lingamanayakkanpatti, Aravakurichi , Karur - 639 207. 3.Ms.Kalaimani.K, (Joint Borrower),

		D/o Kannan.S, No.82 Lingamanayakkanpatti, Aravakurichi , Karur - 639 207.
3	Total liabilities as on 30.11.2025	Rs.3,96,523.86 (Three Lakhs Ninety Six Thousand Five Hundred and Twenty Three Rupees Eighty Six Paise only) along with future interest, penalty, charges etc
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction E-Auction M/s.PSB Alliance Pvt. Ltd (BAANKNET) 08.01.2026 - (11:30 AM to 12:00 PM) Online
5	Details of Property/ies	As per Schedule Below
6	Reserve Price	Rs.17,00,000/- (Rupees Seventeen Lakhs only)
7	Earnest Money Deposit	Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only)
8	The property can be inspected Date & Time	07.01.2026 (10:00 AM to 5:00 PM)

Schedule

Details of Property/ies:

All that piece and parcel of the Vacant Land along with Residential Building and superstructure constructed thereon and to be constructed in future located at Karur District, Karur R.D, Aravakurichi Sub.R.D, Aravakurichi Taluk, Aravakurichi Village,

S.F.No.829 Acre 15.44

S.F.No.830 Acre 4.21

S.F.No.834 Acre 15.44

Total Extent of Acre 31.12 in this Acre 18.16 Which was plotted into house sites and formed a (Ma.Pi.Va.Ma.(Thi.Thi) No.81/87) approved layout in the name of “Bawa Nagar” in this **Part of House Site No.22 and 23** with the total extent of **1290 Sq.ft** admeasuring East-west 23 feet on the Southern side, 20 feet on the Northern side, North-south 60 feet on both sides situated within the specific four boundaries of :-

West of - the property belongs to Rajeswari,
North of - the Bawa nagar common land,
East of - the Remaining House site No.22 belongs to Usha Rani,
South of - the 30 feet wide East - West Road

Present Sub-division S.F.No.830 (as per Patta) with mamool pathway rights & easement rights etc . With RCC terraced building constructed in it with doors, door frames, windows,with mamool pathway rights etc.

Title Holder of this Property is **Mr.Kannan.S**

9 Other terms and conditions :

- a. The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there 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 9(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **07.01.2026** between **10:00 AM and 5:00PM**.
- d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from www.Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email:support.baanknet@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.1,70,000/-** (Rupees One Lakh Seventy Thousand Only) being of 10% of the Reserve Price 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 **07.01.2026** at **5:00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000/-** mentioned under the column “Increment Combo” (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be **Rs.25,000** and time shall be extended to **5 (minutes)** when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. The successful bidder shall deposit **25% of the sale price (inclusive of EMD already paid)**, immediately on same day and or not later than next working day and the **balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale** by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.

j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, **Aravakurichi Branch**, IFSC Code- **CNRB0004685**.

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

l. For sale proceeds above **Rs. 50.00 Lakh (Rupees Fifty lakh)**, TDS shall be payable at the rate **1 % of the Sale amount**, which shall be payable separately by

the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **07.01.2026 from 10:00 a.m. to 5:00 p.m.**

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details **Manager, Canara Bank Aravakurichi Branch (DP-4685), No-123, ARP Complex Ground Floor, Rajapuram Main Road, Aravakurichi, Karur - 639 201. Ph. No: 94890 45879, 94899 62897; e-mail id cb4685@canarabank.com** may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

Place: Aravakurichi

Date: 01.12.2025

Authorised Officer

Canara Bank