



SARAKARASAMAKULAM-(1034).

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

COVERING LETTER TO SALE NOTICE

| | | |
|--|---|---|
| BORROWER | PARTNER | |
| M/s Arya Textiles No.69,A1, Majestic Landmark Apartment, Tatabad, Coimbatore-641012. | Mrs.Rukumani Duraisamy W/o Duraisamy, 3/95,KodankiThottam, Segudanthali,Karumathampatti Village, PalladamTaluk,Coimbatore-641668. | |
| PARTNER | GUARANTOR | Also at |
| Mr.S.Karthikeyan S/o Shanmuga Sairam, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. | Mrs.Abirami.D W/o S.Karthikeyan, 3/95,Rajeev Colony, Karumathampatti,Palladam, Coimbatore-641659. | Mrs.Abirami.D W/o S.Karthikeyan, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. |

Dear Sir,

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, 2002¹.

As you are aware, I on behalf of Canara Bank **SARAKARASAMAKULAM 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 **SARAKARASAMAKULAM 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



SARAKARASAMAKULAM-(1034).

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

**[Appendix – IV-A]
[See proviso to rule 8 (6)]
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/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of CANARA BANK Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **20.01.2026**, for recovery of **Rs.1,92,00,678.82/- (Rs.One Crore Ninety Two Lakhs Six Hundred and Seventy Eight and Eighty Two Paise only)** as on **30.11.2025** with further interest and costs, due to the Canara bank, Sarakarasamakulam branch (Secured Creditor) from

| | | |
|---|--|--|
| BORROWER M/s Arya Textiles No.69,A1, Majestic Landmark Apartment, Tatabad, Coimbatore-641012. | PARTNER Mrs.Rukumani Duraisamy W/o Duraisamy, 3/95,Kodanki Thottam, Segudanthali,Karumathampatti Village, Palladam Taluk,Coimbatore-641668. | |
| PARTNER Mr.S.Karthikeyan S/o Shanmuga Sairam, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. | GUARANTOR Mrs.Abirami.D W/o S.Karthikeyan, 3/95,Rajeev Colony, Karumathampatti,Palladam, Coimbatore-641659. | Also at Mrs.Abirami.D W/o S.Karthikeyan, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. |

The reserve price will be **Rs.54,00,000/- (Rs.Fiftyfour lakhs only)** and the Earnest Money Deposit will be **Rs.5,40,000/- (Rs.Five lakh fourty thousand only)** .

[Details of security assets³]

| Description of the Immovable asset |
|---|
| Item No:1(TITLE HOLDER: Mrs.D.Abirami w/o Karthikeyan Doc no:9416/2016) In Coimbatore Registration District, Sulur Sub Registration District, Sulur Taluk, Karumathampatti Village, in S.F.No.522/1B an extent pf 0.95 acres tharam Rs.1.61 in this converted into house sites and formed a layout in this Site No.1 with following boundaries and measurements:- North of- East West road from Senniyandavar Kovil to Sengdanthali South of-Site No.2 belongs to Natarajan East of- Property belongs to S.Duraisamy |

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

West of-20 feet width North South Layout road

In this middle

East to West on the Northern Side – 45 feet

East to West on the Southern Side – 46 feet

North to South on the Eastern Side-91 feet

North to South on the Western Side-90 feet

An extent of 3891 ½ Sq.ft or 8 Cents 403 ½ Sq.ft or 361.529 Sq.mtr and with 20 feet South-North layout road with cart track with all appurtenances attached thereto (Excluding 2070 Sq.ft executed by Abirami in favour of Karthikeyan) thus 1821 ½ Sq.ft.

The above said property is situated within the Karumathampatti Town Panchayat Limits.

Item No:2 (TITLE HOLDER: Mr.S.Karthikeyan S/o Shanmugha Sairam Doc no:9769/2016)

In Coimbatore Registration District, Sulur Sub Registration District, Sulur Taluk, Karumathampatti Village, in S.F.No.522/1B an extent of 0.95 acres tharam Rs.1.61 in this converted into house sites and formed a layout in this Site No.1 southern side with following boundaries and measurements:-

North of- East West road from Senniyandavar Kovil to Sengdanthali

South of-Site No.1 Northern Side retained by Abirami

East of- Property belongs to S.Duraisamy

West of-Property belongs to M.Natarajan

In this middle

East to West on the Northern Side – 45 ½ feet

East to West on the Southern Side – 46 feet

North to South on the Eastern Side-45 ½ feet

North to South on the Western Side-45 feet

An extent of 2070 Sq.ft or 4 cents 326 Sq.ft or 192.31 Sq.mtr land with 20 feet width South-North Layout road with cart track with all appurtenances attached thereto.

The above said property is situated within the Karumathampatti Town Panchayat Limits.

For detailed terms and conditions of the sale, please refer to the link provided InSecured Creditor's website i.e. www.canarabank.bank.in

Authorised Officer

Date:09.12.2025

Place:COIMBATORE



SARAKARASAMAKULAM-(1034).

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002READ 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 Symbolic possession of which has been taken by the Authorised Officer of **CANARABANK** (Secured Creditor) , will be sold on AS is where is", Asis what is", and Whatever there is" on **20.01.2026**(mention date of sale), for recovery of **Rs. 1,92,00,678.82/- (Rs.One Crore Ninety Two Lakhs Six Hundred and Seventy Eight and Eighty Two Paise only)** as on **30.11.2025** due to the Secured Creditor from

| | | |
|---|--|--|
| BORROWER | PARTNER | |
| M/s Arya Textiles No.69,A1, Majestic Landmark Apartment, Tatabad, Coimbatore-641012. | Mrs.Rukumani Duraisamy W/o Duraisamy, 3/95,KodankiThottam, Segudanthali,Karumathampatti Village, PalladamTaluk,Coimbatore-641668. | |
| PARTNER | GUARANTOR | Also at |
| Mr.S.Karthikeyan S/o Shanmuga Sairam, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. | Mrs.Abirami.D W/o S.Karthikeyan, 3/95,Rajeev Colony, Karumathampatti,Palladam, Coimbatore-641659. | Mrs.Abirami.D W/o S.Karthikeyan, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. |

The reserve price will be **Rs.54,00,000/- (Rs. Fifty four lakhs only)** and the earnest money deposit will be **Rs.5,40,000/- (Rs.Five lakh fourty thousand only)**

| | | | |
|---|--|--|--|
| 1 | Name and Address of the Secured Creditor | CANARA BANK, SARAKARASAMAKULAM BRANCH (1034), 2/82, COMPANY THOTTAM,SATHYAMANGALAM ROAD, Sarkarasamakulam 641 107 | |
| 2 | Name and Address of the Borrower & Guarantor | | |
| | M/s Arya Textiles No.69,A1, Majestic Landmark Apartment, Tatabad, Coimbatore-641012. | Mrs.Rukumani Duraisamy W/o Duraisamy, 3/95,KodankiThottam, Segudanthali, Karumathampatti Village, Palladam Taluk, Coimbatore-641668. | Mr.S.Karthikeyan S/o Shanmuga Sairam, 69,Tatabad First, A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. |
| | Mrs.Abirami.D W/o S.Karthikeyan, 3/95,Rajeev Colony, | Mrs.Abirami.D W/o S.Karthikeyan, 69,Tatabad First, | |

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

| | | | |
|--|---|---|--|
| | Karumathampatti,Palladam, Coimbatore-641659. | A1, Majestic Landmark Apartment, Sivanantha Colony, Coimbatore-641012. | |
| 3 | Total Liabilities as on 30.11.2025 | | Rs.1,92,00,678.82/- (Rs.One Crore Ninety Two Lakhs Six Hundred and Seventy Eight and Eighty Two Paise only) |
| 4 | a) Mode of Auction | E Auction | |
| | b) Details of Auction Service provider | M/s PSB Alliance Pvt. Ltd (BAANKNET) | |
| | c) | | |
| | d) Date & Time of Auction | 20.01.2026 11.30 AM TO 12.30 PM | |
| | e) | | |
| | f) Place of Auction | Online (https://baanknet.com) | |
| 5 | Details of Property/ies | | |
| Item No:1(TITLE HOLDER: Mrs.D.Abirami w/o Karthikeyan Doc no:9416/2016) | | | |
| <p>In Coimbatore Registration District, Suler Sub Registration District, Suler Taluk, Karumathampatti Village, in S.F.No.522/1B an extent pf 0.95 acres tharam Rs.1.61 in this converted into house sites and formed a layout in this Site No.1 with following boundaries and measurements:-</p> <p>North of- East West road from Senniyandavar Kovil to Sengdanthali South of-Site No.2 belongs to Natarajan East of- Property belongs to S.Duraisamy West of-20 feet width North South Layout road In this middle East to West on the Northern Side – 45 feet East to West on the Southern Side – 46 feet North to South on the Eastern Side-91 feet North to South on the Western Side-90 feet An extent of 3891 ½ Sq.ft or 8 Cents 403 ½ Sq.ft or 361.529 Sq.mtr and with 20 feet South-North layout road with cart track with all appurtenances attached thereto (Excluding 2070 Sq.ft executed by Abirami in favour of Karthikeyan) thus 1821 ½ Sq.ft. The above said property is situated within the Karumathampatti Town Panchayat Limits.</p> | | | |
| Item No:2 (TITLE HOLDER: Mr.S.Karthikeyan S/o Shanmugha Sairam Doc no:9769/2016) | | | |
| <p>In Coimbatore Registration District, Suler Sub Registration District, Suler Taluk, Karumathampatti Village, in S.F.No.522/1B an extent of 0.95 acres tharam Rs.1.61 in this converted into house sites and formed a layout in this Site No.1 southern side with following boundaries and measurements:-</p> <p>North of- East West road from Senniyandavar Kovil to Sengdanthali South of-Site No.1 Northern Side retained by Abirami East of- Property belongs to S.Duraisamy West of-Property belongs to M.Natarajan</p> | | | |

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

| | | |
|---|---|--|
| | <p>In this middle East to West on the Northern Side – 45 ½ feet East to West on the Southern Side – 46 feet North to South on the Eastern Side-45 ½ feet North to South on the Western Side-45 feet An extent of 2070 Sq.ft or 4 cents 326 Sq.ft or 192.31 Sq.mtr land with 20 feet width South-North Layout road with cart track with all appurtenances attached thereto. The above said property is situated within the Karumathampatti Town Panchayat Limits.</p> | |
| 6 | Reserve Price (Rs.) | Rs.54,00,000/- (Rs. Fifty four lakhs only) |
| 7 | Earnest Money Deposit | Rs.5,40,000/- (Rs. Five lakh fourtythousand only) |
| 8 | Theproperty can be inspected Date & Time | 10.12.2025 to 19.01.2026 10.00 am to 4.00 pm |

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 from **10.12.2025 to19.01.2026 between 10.00 am and 4.00 pm.**

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 PANCard &addhaar and addhaar linked with latest Mobile number and also register withdigilocker mandatorily.

For bidding in the above e-auction from Baanknet.com portal (M/sPSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details8291220220, Email: support.baanknet@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.5,40,000/- (Rs. Five lakh fourty thousand only)** being of 10%of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portaldirectly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in theaccount details as mentioned in the said challan"on or before **19.01.2026at4 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000** (Incremental amount/price) 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 anda communication to that effect will be issuedwhich 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.50,000/-**(incremental price) and time shall be extended to **5 minutes** when valid bid receivedin last **5 minutes**.

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



SARAKARASAMAKULAM-(1034).

Ref: CB/1034/SN/ARYA/2025-26

Date:09.12.2025

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, **Sarakarasamakulam Branch** IFSC Code **CNRB0001034**.

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 from **10.12.2025 to 19.01.2026 from 10.00 a.m. to 4.00 P.M.**

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

For further details Sri. **AMBEDKAR PILLA (Mobile No. 98851 99927)** 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: COIMBATORE
Date: 09.12.2025

Authorised Officer
Canara Bank