

CANARA BANK
KULITHALAI BRANCH (DP-3466)
SF.NO.45, VAIGAINALLUR AGRAHARAM, KULITHALAI, KARUR - 639 104
COVERING LETTER TO SALE NOTICE

Ref: CB/3466/SALE/DHA/112025

Date: 04.11.2025

To

1.Mr.P.Dharmalingam (Borrower)

S/o Ponnusamy, No.37A,
1st St, Vaigainallur Agraharam,
Kulithalai, Karur - 639 104.

2.Mrs.D.Revathi, (Joint-Borrower)

W/o Dharmalingam, No.37A,
1st St, Vaigainallur Agraharam,
Kulithalai, Karur - 639 104

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 Kulithalai (DP - 3466) 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 **Kulithalai 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 Kulithalai branch Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” condition on **12.12.2025**, for recovery of **Rs.14,92,360.64/- (Fourteen Lakhs Ninety Two Thousand Three Hundred and Sixty Rupees Sixty Four Paise only)** along with future interest, penalty, charges etc as on **02.11.2025** due to the Kulithalai branch Secured Creditor from **Mr.P.Dharmalingam & Mrs.D.Revathi**. The **reserve price** will be **Rs.29,06,000/- (Rupees Twenty Nine Lakhs Six Thousand only)** and the **earnest money deposit** will be **Rs.2,90,600/- (Rupees Two Lakh Ninety Thousand Six Hundred Only)**.

1	Name and Address of the Secured Creditor	Canara Bank Kulithalai Branch (Dp-3466) Sf.No.45, Vaigainallur Agraharam, Kulithalai, Karur - 639 104
2	Name and Address of the Borrower & Guarantor	1.Mr.P.Dharmalingam (Borrower) S/o Ponnusamy, No.37A, 1st St, Vaigainallur Agraharam, Kulithalai, Karur - 639 104. 2.Mrs.D.Revathi, (Joint-Borrower) W/o Dharmalingam, No.37A,

		1st St, Vaigainallur Agraharam, Kulithalai, Karur - 639 104
3	Total liabilities as on 02.11.2025	Rs.14,92,360.64/- (Fourteen Lakhs Ninety Two Thousand Three Hundred and Sixty Rupees Sixty Four 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 M/s.PSB Alliance Pvt. Ltd (BAANKNET) 12.12.2025 - (11:30 AM to 12:00 PM) Online
5	Details of Property/ies	As per Schedule Below
6	Reserve Price	Rs.29,06,000/- (Rupees Twenty Nine Lakhs Six Thousand only)
7	Earnest Money Deposit	Rs.2,90,600/- (Rupees Two Lakh Ninety Thousand Six Hundred Only)
8	The property can be inspected Date & Time	11.12.2025 (10:00 AM to 5:00 PM)

Schedule

Details of Property/ies:

All that piece and parcel of the property located at Karur District, Karur.R.D, Kulithalai Sub.R.D, Kulithalai Taluk , Vaigainallur North village (Municipality) , in T.S.No.73, Ward-C, Block No.10, RCC Building bearing Door No.37A to the extent of **980 Sq.ft** out of 1750 Sq.ft

S.F.No.53/1 - Ac.0.31 cents Hec.0.12.5 Ares and

S.F.No.53/2 - Ac.0.15 cents Hec.0.06.5 Ares

In the total extent of Ac 0.46 cents , house site to the extent of **980 Sq.ft** admeasuring East to West 35 feet on both sides and North to South 28 feet on both the sides situated within following four boundaries

East of 15 feet width North-South Pathai,
West of Jayapal (Now Thirvengadam House Site),
North of 15 ft width East-West Pathai,
South of Dineshkumar House site,

With RCC terraced building constructed in it and with water rights, pathway rights and other easement rights etc.,

Title Holders of this Property are Mr.P.Dharmalingam & Mrs.D.Revathi

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 **11.12.2025** 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.2,90,600/-** (Rupees Two Lakh Ninety Thousand Six Hundred 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 **11.12.2025** 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, **Kulithalai Branch**, IFSC Code- **CNRB0003466**.

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 **11.12.2025 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 **Senior Manager, Canara Bank** Kulithalai Branch (DP-3466) SF.No.45, Vaigainallur Agraharam, Kulithalai, Karur - 639 104. Ph. No: 94890 45750, 94899 62897) e-mail id cb3466@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: Kulithalai

Date: 04.11.2025

Authorised Officer
Canara Bank