

MUKKANNAMALAIPATTI BRANCH

Ref: SN/ 0978619023721/2025-26

Date: 13.06.2025

To

**Shri. ELUVAN K
S/O KARUTHAPAYAL
28 A HARIJANA STREET
ANNAVASAL PO ILLUPUR TK
PUDUKKOTTAI-622101**

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

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

(A GOVERNMENT OF INDIA UNDERTAKING)

MUKKANNAMALAI PATTI

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) & 9 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 **MUKKANNA MALAI PATTI** branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.07.2025** for recovery of **Rs.16,88,825.19** (Rupees Sixteen Lakhs Eighty Eight Thousand Eight Hundred Twenty Five and Paise Nineteen Only) from (Rs.13,11,012.03 in account number 0978619023721 as on 15.05.2025 and Rs.3,77,813.16 in 0978261010229 as on 31.05.2025)+Cost due to **MUKKANNAMALAI PATTI** branch of Canara Bank from **Mr.ELUVAN K.**

Details and full description of the property with known encumbrances, if any:

All part and parcel of the property situated in pudukottai district, pudukottai registration district, illuppur taluk, annavasal sro in annavasal village: as per sale deed in survey no 293/14, patta no-5046 with an extent of h.1-01.0.This extent of h 1-01.0 was converted as house site lay out consisting of several house site plots. In the said lay out the house site plots bearing plot no.s 1 & 2 measuring 2124 sq.ft together with rcc terraced residential building and a-c sheet shop premises and all other appurtenants thereto bearing door no.9/ c31 with following measurements and boudaries :

Measurements:

East-west on the north - 60 feet,East west on the south - 58 feet

North south on the east - 37 feet,North south on the west - 35 feet

Boundaries:

North : paromboke

East : plot no 3

West : khadarsa rowthar punjai

South : east -west lay out road

The said property has been sub divided as s.no.293/5 measuring h.0-02.0.

The Reserve Price will be **Rs.22,89,000/-** (Rupees Twenty Two lakhs Eighty Nine Thousand) and the Earnest Money Deposit will be **Rs.2,28,900/-** (Rupees Two Lakhs Twenty Eight Thousand Nine Hundred Only). The Earnest Money Deposit shall be deposited on or before **16.07.2025** before 4 pm.

There are no encumbrances on the above property affecting the title of the auction purchaser to the best of our knowledge.

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 Manager, **MUKKANNAMALAI PATTI** Branch Canara bank, Ph. No. 9489045766 or Regional Office, 8220087527 during office hours on any working day.

Date: 13.06.2025

Place: MUKKANNAMALAI PATTI

Authorised Officer

CANARA BANK

Internal

Detailed Terms and Conditions of Sale Notice

- 1 Name and Address of the Secured Creditor
Canara bank,
Canara Bank, Mukkanamalaipatti Branch,
Main Road, Muckanamalaipatti
Pudukottai Dist-622103.
- 2 Name and Address of the Borrower/ Guarantor
Shri. ELUVAN K
S/O KARUTHAPAYAL
28 A HARIJANA STREET
ANNAVASAL PO ILLUPUR TK
PUDUKKOTTAI-622101
- 3 Total liabilities as on date
Rs.16,88,825.19 (Rupees Sixteen Lakhs Eighty Eight Thousand Eight Hundred Twenty Five and Paise Nineteen Only) from (Rs.13,11,012.03 in account number 0978619023721 as on 15.05.2025 and Rs.3,77,813.16 in 0978261010229 as on 31.05.2025)+Cost due
- 4 Mode of Auction :
Online Electronic Bidding (E- Auction)
- a) Details of Auction service provider :
M/s PSB Alliance Pvt. Ltd
Mobile No:8291220220.
Email:support.BAANKNET@psballiance.com).
- c) Date & Time of Auction :
Date : 17.07.2025
Time: between 12.30 pm - 1.30 pm
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- d) Portal of E-Auction :
<https://baanknet.com/>
- 5 Details of Properties:
All part and parcel of the property situated in pudukottai district, pudukottai registration district, illuppur taluk, annavasal sro in annavasal village: as per sale deed in survey no 293/14, patta no-5046 with an extent of h.1-01.0.This extent of h 1-01.0 was converted as house site lay out consisting of several house site plots. In the said lay out the house site plots bearing plot no.s 1 & 2 measuring 2124 sq.ft together with rcc terraced residential building and a-c sheet shop premises and all other appurtenants thereto bearing door no.9/ c31 with following measurements and boudaries :
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Internal

Boundaries:

North : paromboke

East : plot no 3

West : khadarsa rowthar punjai

South : east -west lay out road

The said property has been sub divided as s.no.293/5 measuring h.0-02.0.

- a) **Reserve Price** Rs.22,89,000/-
- b) **EMD & last date of deposit of EMD :** Rs.2,28,900/-
16.07.2025 till 04:00 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 on or before 16.07.2025 05:00 PM.
- 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 **16.07.2025**, 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.BAANKNET (M/s.PSB AlliancePvt.Ltd),ContactNo:8291220220, Email:support.Baanknet@psballiance.com. <https://baanknet.com/>.
- f) After payment of the EMD amount through **M/s.PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan** the intending bidders should submit a copy of the following documents/details on or before **16.07.2025**,4.00 PM, to Canara Bank, **MUKKANNAMALAIPATTI** Branch, by hand or by email. 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.
- i) Bidders Name. Contact No. Address, E Mail Id.
- ii) Bidder’s A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <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.BAANKNET (M/s.PSB AlliancePvt.Ltd),ContactNo:8291220220, Email:support.Baanknet@psballiance.com.<https://baanknet.com/>.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

Internal

- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/-** (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.10,000 as incremental value). 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 or such extended period as may be agreed upon in writing between the Secured Creditor and the Purchaser, in any case not exceeding three months. 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) lakhs 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 concerned Circle office or MUKKANNAMALAIPATTI branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, MUKKANNAMALAIPATTI Branch (Mob:9489045766) e-mail id cb0978@canarabank.com OR the service provider BAANKNET (M/s.PSB AlliancePvt.Ltd),ContactNo:8291220220, Email:support.Baanknet@psballiance.com, <https://baanknet.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. 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: MUKKANNAMALAIPATTI
Date:13.06.2025

Authorised Officer
Canara Bank

Internal