



UDHAGAMANDALAM BRANCH

NILGIRIS DIOCESAN BLDG.CHARING CROSS,UDHAGAMANDALAM NILGIRIS 643 001PIN: 643001;
E Mail; cb16230@canarabank.com; Ph: 9442203589

Ref: CB/16230/SN/SP RAJAN/2025-26

Date:10.11.2025

COVERING LETTER TO SALE NOTICE

BORROWERS	
Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001
Mr. TONY TILTON RAJAN S/ O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101	TONY MILTON RAJAN S O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101
Mr. KRISHNAMURTHY M S/O MARIAPPAN D NO 96 SATHYAMOORTHY NAGAR VANNARPET COONOOR THE NILGIRIS TAMIL NADU 643102	
GUARANTORS	
Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001

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 BankUDHAGAMANDALAMBRANCH 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 UDHAGAMANDALAMBRANCH 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



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**[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 **02.12.2025**, for recovery of **Rs.4,46,59,134/- (Rs.Four Crore Forty Six Lakhs Fifty Nine thousand One Hundred and Thirty Four only)** as on **06.11.2025** with further interest and costs, due to the Canara bank, Udhagamandalam Branch (Secured Creditor) from

BORROWERS	
Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001
Mr. TONY TILTON RAJAN S/ O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101	TONY MILTON RAJAN S O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101
Mr. KRISHNAMURTHY M S/O MARIAPPAN D NO 96 SATHYAMOORTHY NAGAR VANNARPET COONOR THE NILGIRIS TAMIL NADU 643102	
GUARANTORS	
Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001

The reserve price will be **Rs.1,33,70,000/- (Rs.One Crore Thirty Three Lakhs Seventy Thousand only)** and the Earnest Money Deposit will be **Rs.13,37,000/- (Rs.Thirteen Lakhs Thirty Seven Thousand only)** .



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[Details of security assets³]

Description of the Immovable asset
TITLE HOLDER: Mr.S.P.Rajan The Nilgiris Registration District, Joint I Sub - Registrar Ootacamund Sub District, Ootacamund Town Revenune Taluk, Ettins Road, R S No.1686/2 and 1685 T S No.D/3/8/1 part and D/3/13 Part , with extent of 0.09.31 Acres in T S No D/3/8/1 0.02.57 Acres in T S No.D/3/13 Total Extent of land 0.11.88 Acres with Patta Nos.GR1254 and LR 23 Boundaries North: Part of T S No.D/3/8/1 and Common right of way South: Part of T S NoD/3/7 ; East : Land in r S NO.1684 ; West: part of T S No. D/3/8/1

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:10.11.2025
Place:COIMBATORE



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Date:10.11.2025

SALE NOTICE

CERSAI ID:400020268782

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 **02.12.2025**(mention date of sale), for recovery of **Rs.4,46,59,134/- (Rs.Four Crore Fourty Six Lakhs Fifty Nine thousand One Hundred and Thirty Four only)** as on **06.11.2025** due to the Secured Creditor from

BORROWERS	
Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001
Mr. TONY TILTON RAJAN S/ O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101	TONY MILTON RAJAN S O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101
Mr. KRISHNAMURTHY M S/O MARIAPPAN D NO 96 SATHYAMOORTHY NAGAR VANNARPET COONOR THE NILGIRIS TAMIL NADU 643102	
GUARANTORS	
Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001

The reserve price will be **Rs.1,33,70,000/- (Rs. One Crore Thirty Three Lakhs Seventy Thousand only)** and the earnest money deposit will be **Rs.13,37,000/- (Rs.Thirteen Lakhs Thirty Seven Thousand only)**

1	Name and Address of the Secured Creditor	Canara Bank, Udhagamandalam Branch, Nilgiris Diocesan Building,CharingCross,Udhagamandalam,Nilgiris- 643001		
2	Name and Address of the Borrower & Guarantor			
	Mr.S P Rajan S/O V.S.P.SUBRAMANIAN 53/D 2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU	Mrs.Mercy Rajan W/O S.P.RAJAN 53/D/2 3 4 5 BURN FOOT ETTINES ROAD UDHAGAMANDALAM THE NILGIRIS TAMIL NADU 643001	Mr. TONY TILTON RAJAN S/ O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101	

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	643001		
	TONY MILTON RAJAN S O S P RAJAN 56 E RITZ HOTEL ROAD GRACE HILL COONOR ROAD OOTY THE NILGIRIS TAMIL NADU 643101	Mr. KRISHNAMURTHY M S/O MARIAPPAN D NO 96 SATHYAMOORTHY NAGAR VANNARPET COONOR THE NILGIRIS TAMIL NADU 643102	
3	Total Liabilities as on 06.11.2025	Rs.4,46,59,134/- (Rs.Four Crore Fourty Six Lakhs Fifty Nine Thousand One Hundred AndThirty Four 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	02.12.2025 11.30 AM TO 12.30 PM	
	e)		
	f) Place of Auction	Online (https://baanknet.com)	
5	Details of Property/ies		
	TITLE HOLDER: Mr.S.P.Rajan The Nilgiris Registration District, Joint I Sub - Registrar Ootacamund Sub District, Ootacamund Town Revenune Taluk, Ettins Road, R S No.1686/2 and 1685 T S No.D/3/8/1 part and D/3/13 Part , with extent of 0.09.31 Acres in T S No D/3/8/1 0.02.57 Acres in T S No.D/3/13 Total Extent of land 0.11.88 Acres with Patta Nos.GR1254 and LR 23 Boundaries North: Part of T S No.D/3/8/1 and Common right of way South: Part of T S NoD/3/7 ; East : Land in r S NO.1684 ; West: part of T S No. D/3/8/1		
6	Reserve Price (Rs.)	Rs.1,33,70,000/- (Rs. One Crore Thirty Three Lakhs Seventy Thousand only)	
7	Earnest Money Deposit	Rs.13,37,000/- (Rs. Thirteen Lakhs thirty Seven Thousand only)	
8	Theproperty can be inspected Date & Time	11.11.2025 to 01.12.2025 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 11.11.2025 to 01.12.2025 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.



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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.13,37,000/- (Rs. Thirteen Lakhs Thirty Seven 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 01.12.2025at4 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.

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% amountof sale price to be deposited within 15 days from the date of confirmation of sale by thesecured creditor. If the successful bidder fails to pay the sale price within the period statedabove, the deposit made by him shall be forfeited by the Authorised Officer without anynotice 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 thesuccessful bidder through RTGS/NEFT to Account No. 209272434 of CanaraBank,UDHAGAMANDALAM KGISL IFSC CodeCNRB0016230.

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall beborne 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. Whereverthe 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 encumbranceon property affecting the security interest. However, the intending bidders should make theirown independent inquiries/ due diligence regarding the encumbrances, title of property puton 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 anycommitment or any representation of the bank. The property is being sold with all theexisting 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.



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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 **08.11.2025 to 15.12.2025 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: 10.11.2025

Authorised Officer

Canara Bank