

**ARM BRANCH MADURAI**

**COVERING LETTER TO SALE NOTICE**

**Ref ARM MDU SN 391 THIAGARAJAN K 2026-2027 RR Date: 03/08/2026**

To

**1 Mr. THIAGARAJAN K (BORROWER),  
S/O KARUPPIAH,  
CHETTIKOLLAI STREET,  
MANGADU POST , ALANGUDI TK,  
PUDUKKOTTAI- 62230.  
Ph: 9443121956.**

Dear Sir / Madam,

Sub.: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware Authorized Officer of **Canara Bank, Pudukottai Branch** have taken constructive 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 **Canara Bank, ARM Branch, Madurai**.

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 there under, 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,

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer  
ए आर एन कानरा बैंक, ए आर एन ब्रांच, मदुरै.  
Canara Bank

**ENCLOSURE – SALE NOTICE**

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ARM BRANCH MADURAI

SALE NOTICE

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of ARM Madurai Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **09/09/2026** for recovery of **Rs. 15,75,427.63/-** (Rupees Fifteen Lakh Seventy Five Thousand Four Hundred Twenty Seven and paisa Sixty Three) as on 31/07/2026 with further interest from 01/08/2026 + cost due to the ARM Branch, Madurai of Canara Bank **from THIAGARAJAN K (BORROWER)**,

The reserve price for **Property** will be **Rs.27,00,000/-** (Rupees Twenty Seven Lakh Only)

The earnest money deposit for **Property** will be **Rs.2,70,000/-** (Rupees Two Lakh Seventy Thousand Only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m.** of **08/09/2026**.

|    |                                                                                                                  |                                                                                                                                                                                                                             |
|----|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name and Address of the Secured Creditor                                                                         | Canara Bank, ARM Branch, 2 <sup>nd</sup> Floor, Vellapandian Towers, Canara bank Circle Office, 120 feet surveyor Colony road, Mattuthavani, Madurai - 625 007.                                                             |
| 2. | Name and Address of the Borrower & Guarantor                                                                     | <b>1 Mr. THIAGARAJAN K (BORROWER),<br/>S/O KARUPPIAH,<br/>CHETTIKOLLAI STREET,<br/>MANGADU POST , ALANGUDI TK,<br/>PUDUKKOTTAI- 62230.<br/>Ph: 9443121956.</b>                                                              |
| 3. | Total liabilities as on 31/07/2026                                                                               | of <b>Rs. 15,75,427.63/-</b> (Rupees Fifteen Lakh Seventy Five Thousand Four Hundred Twenty Seven and paisa Sixty Three) as on 31/07/2026 with further interest from 01/08/2026                                             |
| 4. | a) Mode of Auction<br>b) Details of Auction service provider<br>c) Date & Time of Auction<br>d) Place of Auction | E-Auction<br><b>M/s PSB Alliance (BAANKNET),<br/>Mobile : 8291220220<br/>Email : support.BAANKNET@psballiance.com<br/>09/09/2026 12.00 p.m. to 01.00 p.m.<br/><a href="https://baanknet.com/">https://baanknet.com/</a></b> |
| 5. | Details of Property/ies                                                                                          | As per <b>Schedule – A</b> mentioned below.                                                                                                                                                                                 |
| 6. | Reserve Price                                                                                                    | The reserve price for <b>Property</b> will be <b>Rs.27,00,000/-</b> (Rupees Twenty Seven Lakh Only)                                                                                                                         |
| 7. | Earnest Money Deposit                                                                                            | The earnest money deposit for <b>Property</b> will be <b>Rs.2,70,000/-</b> (Rupees Two Lakh Seventy Thousand Only)<br><br>The Earnest Money Deposit shall be deposited on or before <b>4.00</b>                             |





|     |                                           |                                                         |
|-----|-------------------------------------------|---------------------------------------------------------|
|     |                                           | <b>p.m. of 08/09/2026.</b>                              |
| 8.  | The property can be inspected Date & Time | On or before <b>4.00 p.m. of 08/09/2026</b>             |
| 9.  | Detail of Encumbrance                     | No Encumbrance known to bank till <b>01/08/2026</b>     |
| 10. | Detail of litigation                      | No Litigation known to the bank as on <b>01/08/2026</b> |

### **Schedule - A**

#### **Details and full description of the Immovable Property (ies):**

#### **“A”SCHEDULE OF PROPERTY(ENTIRE PROPERTY)**

All part and parcel of the property situated in Mangadu Village, Alangudi Taluk, Pudukkottai District, Survey No 41/5, Patta No 37, with an extent of 0.05.5 Hectares.

Boundaries

By North: Road

By South: Punjai Land owned by M Karuppaiah

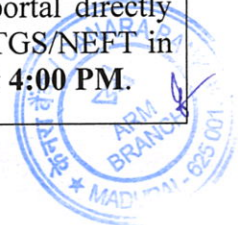
By East: Punjai Land owned by Manickam Servai

By West: Punjai land owned by M Karuppaiah

**Name of the Owner: Mr Thiagarajan K**

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>11</b> | <b>Other terms and conditions :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| a)        | The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” “Without Recourse” condition, including encumbrances, if any, mentioned in above table at S. No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.                                               |
| b)        | The property/ies will be sold above the Reserve Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| c)        | The property can be inspected on or before <b>08/09/2026 between 10:00 am and 4:00pm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| d)        | Prospective bidders are advised to visit website <a href="https://baanknet.com/">https://baanknet.com/</a> and register yourself on the e-auction platform and further ensure having valid KYC documents like operative PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com. |
| e)        | The intending bidders shall deposit Earnest Money Deposit (EMD) for <b>Property</b> will be <b>Rs.2,70,000/-</b> (Rupees Two Lakh Seventy Thousand Only) for being of 10% of the Reserve Price in E-Wallet of <b>M/s PSB Alliance Private Limited (BAANKNET)</b> portal directly (online) 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 <b>08/09/2026 at 4:00 PM.</b>                                                                                                                              |

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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| f) | Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of <b>Rs. 50,000/- (Incremental amount/price)</b> 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 <b>Rs. 50,000/- (incremental price)</b> 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 <b>25%</b> of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance <b>75%</b> amount of sale price to be deposited <b>within 15 days from the date of confirmation of sale</b> 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) | No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| k) | The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. <b>209272434 of Canara Bank, ARM Branch Madurai, IFSC Code CNRB0006291.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| l) | It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges ( <b>including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges</b> required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.                                                                                                                                                                                                                                                            |
| m) | All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| n) | 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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| o) | To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. |

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