केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate

ARM BRANCH MADURAI

COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU 0572 SN SANJAY TRADERS 2026-2027 GK **Date: 31/08/2026**

To

1) **M/s. SANJAY TRADERS**
25-26 1/3 KARATTUPATTI ROAD
KULALARPALAYAM,BODINAYAKANUR
THENI DT,PIN-625513 CELL 9442577056

2) **Mr.V S MURUGESAN**
S/O Mr SUBBIAH
111 4A TAMILARASI ILLAM
ANGEL SCHOOL BACKSIDE,PAPPAMALPURAM
ANDIPATTI -625512 CELL 9442577056

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, I Authorised Officer of **Canara Bank, Theni Main 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 / Authorised Officer
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Authorised Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank

A Government of India Undertaking

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ARM BRANCH MADURAI

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the **Authorised Officer of ARM Branch Theni Canara Bank**, will be sold on "As is where is", "As is what is" and " Whatever there is" on **25/09/2026** for recovery of **Rs.28,63,398.64 (Rupees Twenty Eight Lakh Sixty Three Thousand Three Hundred Ninety Eight and Paise Sixty Four Only)** as on **05/08/2026** with further interest from **06/08/2026** +cost due to the ARM Branch, Madurai of Canara Bank from **M/s. Sanjay Traders, (Prop.Mr.V S Murugesan), Mr.V S Murugesan S/o Mr.Subbiah (Prop of Sanjay Traders).**

The Reserve price for Property will be **Rs.18,00,000/-** (Rupees Eighteen Lakh only).

The Earnest money deposit for Property will be **Rs.1,80,000/-** (Rupees One Lakh Eighty Thousand only).

The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of **24/09/2026.**

1.	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, Second Floor Velapandian Tower,Mattuthavani Road, Madurai - 625 005.
2.	Name and Address of the Borrower & Guarantor	**1) M/s. SANJAY TRADERS 25-26 1/3 KARATTUPATTI ROAD KULALARPALAYAM,BODINAYAKANUR THENI DT,PIN-625513 CELL 9442577056** **2) Mr.V S MURUGESAN S/O Mr SUBBIAH 111 4A TAMILARASI ILLAM ANGEL SCHOOL BACKSIDE,PAPPAMALPURAM ANDIPATTI -625512 CELL 9442577056**
3.	Total liabilities as on **05/08/2026**	**Rs.28,63,398.64** (Rupees Twenty Eight Lakh Sixty Three Thousand Three Hundred Ninety Eight and Paise Sixty Four only)

		as on **05/08/2026** with further interest from **06/08/2026** + cost
4.	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction **M/s PSB Alliance (BAANKNET),** **Mobile : 8291220220** **Email : support.BAANKNET@psballiance.com** **25/09/2026, 12.00 p.m. to 01.00 p.m.** **https://baanknet.com/**
5.	Details of Property/ies	As per **Schedule – A** mentioned below.
6.	Reserve Price	The reserve price for **Property 1** will be **Rs. 18,00,000/- (Rupees Eighteen Lakh Only).**
7.	Earnest Money Deposit	The earnest money deposit for **Property 1** will be **Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only).** The Earnest Money Deposit shall be deposited on or before **4.00 p.m.** of **24/09/2026.**
8.	The property can be inspected Date & Time	On or before **4.00 p.m. of 24/09/2026**
9.	Detail of Encumbrance	No Encumbrance till **31/08/2026**
10.	Detail of litigation	NIL

<u>Schedule - A</u>

<u>Details and full description of the Immovable Property (ies):</u>

Immovable Property Details:

Vacant House site measuring an extent of 20 cents (leaving 4 cents out of 24 cents in its east) out of 4 Acre 70 cents in its north west comprised in SNO 1810/2A (1Acre 92 Cents),in SNO 1810/4A (1 Acre 36 Cents) and in SNO 1810/5A (1 Acre 41 Cents) of Thimmarasanaickanur Revenue Village,Andipatty Taluk,Andipatty Sub Registration ,Periyakulam Registration district.As per sub division the property situate in SNO 1810/5A2.

<u>Boundaries</u>
North - Alagammal Land and Kamatchi Chettiar Land.
South - Cart Track
East -Aruljothi Land
West - Jegan Land

As Per New Sub Division the property situate in SNO 1810/2A2A1,1810/4A1B1C ,1810/5A2A.

Name of the Title Holder-Mr V S Murugesan S/o Mr Subbiah
CERSAI:400037550492.

CANARA BANK ARM BRANCH MADURAI-625 001

11	**Other terms and conditions :**
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 **24/09/2026 between 10:00 am and 4:00pm**.
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 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 Property will be **Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only),** for being of 10% of the Reserve Price in E-Wallet of **M/s PSB Alliance Private Limited (BAANKNET)** 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 **24/09/2026 at 4:00 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 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. 50,000/-** (incremental price) 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)	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. **209272434 of Canara Bank, ARM Branch Madurai, IFSC Code CNRB0006291.**

CANARA BANK ARM BRANCH MADURAI-625 001

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 (**including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges** 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.
p)	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 or before 24/09/2026 from 10:00 a.m. to 4:00 p.m.**
q)	The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
r)	At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
s)	For further details the Nodal Officer & its team Branch, Ph. No. Mobile **9489046509** 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**

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. In order 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.

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorised Officer

Date : 31/08/2026
Place : Madurai

Authorised Officer
Canara Bank