



CANARA BANK
PILLANALLUR BRANCH (DP - 1047)
14/70 C, THIRUCHENGODE RD, PILLANALLUR, NAMAKKAL - 637403.
COVERING LETTER TO SALE NOTICE

Ref: SN/1047/THIRU/1ST SALE/092026

Date: 02.09.2026

To

1. Mr. Thirunavukkarasu.S (Borrower),
S/o Subbarayan.K,
10/9 Mettu St, 85 R Komarapalayam Po,
Rasipuram Tk, Namakkal - 637 403.

2. Mrs. Praba (Mortgagor)
W/o Thirunavukkarasu.S,
10/9 Mettu St, 85 R Komarapalayam Po,
Rasipuram Tk, Namakkal - 637 403.

3. Mr. T. Sanjai (Mortgagor)
S/o Thirunavukkarasu.S,
10/9 Mettu St, 85 R Komarapalayam Po,
Rasipuram Tk, Namakkal - 637 403.

4. Ms. T. Gunavathi (Mortgagor)
S/o Thirunavukkarasu.S,
10/9 Mettu St, 85 R Komarapalayam Po,
Rasipuram Tk, Namakkal - 637 403.

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 Pillanallur (DP - 1047) 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 Pillanallur 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,

कृते केनरा बैंक / For CANARA BANK

Authorised Officer, Canara Bank
क्षेत्रीय कार्यालय / Regional Office, Namakkal
ENCLOSURE - SALE NOTICE



CERSAI ID - 400074099339

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 Pillanallur branch Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" condition on 06.10.2026, for recovery of Rs.19,60,432.81/- (Rupees Ninteen Lakh Sixty Thousand Four Hundred and Thirty Two and Paise Eighty One only) along with future interest, penalty, charges etc as on 29.08.2026 due to the Pillanallur Branch Secured Creditor from Mr. Thirunavukkarasu.S. The reserve price will be Rs.49,50,000/- (Rupees Forty-Nine Lakh Fifty Thousand only) and the earnest money deposit will be Rs.4,95,000.00/- (Rupees Four Lakh Ninety-Five Thousand Only).

1	Name and Address of the Secured Creditor	Canara Bank - PILLANALLUR BRANCH (1047) 14/70 C, THIRUCHENGODE RD, PILLANALLUR, NAMAKKAL -637403.
2	Name and Address of the Borrower & Guarantor	1. Mr. Thirunavukkarasu.S (Borrower) S/o Subbarayan.K, 10/9 Mettu St, 85 R Komarapalayam Po, Rasipuram Tk, Namakkal - 637 403.
3	Total liabilities as on 08.09.2026	<u>Rs.19,60,432.81/- (Rupees Ninteen Lakh Sixty Thousand Four Hundred and Thirty-Two and Paise Eighty-One only)</u> along with future interest, penalty, charges etc.
4	a) Mode of Auction	E-Auction



	b) Details of Auction service provider	E-Auction M/s.PSB Alliance Pvt. Ltd (BAANKNET)
	c) Date & Time of Auction	06.10.2026 - (11:30 AM to 12:00 PM)
	d) Place of Auction	Online
5	Details of Property/ies	As per Schedule Below
6	Reserve Price	Rs.49,50,000.00/- (Rupees Forty-Nine Lakh Fifty Thousand only)
7	Earnest Money Deposit	Rs.4,95,000.00/- (Rupees Four Lakh Ninety-Five Thousand Only)
8	The property can be inspected Date & Time	05.10.2026 (10:00 AM to 5:00 PM)

Schedule

Details of Property/ies:

All that part and parcel of land, admeasuring 1356 Sq.Ft (126 Sq.mtr) in full along with R.C.C. Building constructed thereon, and/or to be constructed in future comprised in Old Patta No.244 Old S.No.86/2A, Now as per Sub-division Patta No.936 Natham New S.F.No.86/131 situated at Ward No.10, 85 R.Kumarapalayam Mettu Street, Pillanallur Village, Rasipuram Taluk, in Sub Registration District of Rasipuram, in Registration District of Namakkal bounded on the following boundaries:-

North of	:	Land of K.Madheswaran
South of	:	East - West Road
East of	:	Land of K.Mallika
West of	:	Land of S.Radhakrishnan

In the Middle East-West Northern Side 12.8 mtr, East-West Southern Side 12.7 mtr, South-North-Eastern Side 9.8 mtr, South-North-western Side 10 mtr, totally 126 Sq.mtr as 1356 Sq.ft Full with all Pathway rights for this land available for use by men and all types of Vehicles. In this land 78 Sq.mtr or 840 Sq.ft extent Old Tiled House demolished and One RCC Residential Building within 119.70 Sq.mtr or 1288 Sq.ft out of 126 Sq.mtr or 1356 Sq.ft extent with Tax No.4919, EB Connection No.04-508-002-2301 and Water Connection No.396 with Door No.9 full. With all other pathway rights and all other easement rights there to.

Name of the Title Holder Mr. Thirunavukkarasu.S



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 **05.10.2026** 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.4,95,000.00/-** (Rupees Four Lakh Ninety-Five Thousand 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 **05.10.2026** 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, Pillanallur Branch, IFSC Code- CNRB0001047.
- 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 05.10.2026 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 Chief Manager, Canara Bank Pillanallur Branch (DP - 1047), 14/70 C, Thiruchengode RD, Pillanallur, Namakkal -637403. Ph. No: 94890 45799, e-mail id cb1047@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: Pillanallur

Date: 02.09.2026



ಕರ್ನಾಟಕ ಕೆನರಾ ಬ್ಯಾಂಕ್ / For CANARA BANK
Authorised Officer

Canara Bank
ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ / Authorised Officer
ಕೇಂದ್ರೀಯ ಕಾರ್ಯಾಲಯ, ನಾಮಕ್ಕಲ / Regional Office, Namakkal.

