

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE
ASSET RECOVERY MANAGEMENT BRANCH I

Ref : ARM E-AUCTION/RAMESHVARADHAN/FY 2026 - 27/03

Date : 25.08.2026

To

MR.V RAMESH (APPLICANT) S O VARADHAN 25 63 Sri RANGAMMAL STREET WASHHERMANPET CHENNAI TAMIL NADU 600021	MRS.V PARAMESWARI (APPLICANT) W O VARADHAN 25 63 Sri RANGAMMAL STREET WASHHERMANPET CHENNAI TAMIL NADU 600021
MR N MAGESWARAN S O MR NARAYANAN Sri RANGAMMAL STREET WASHHERMANPET CHENNAI TAMIL NADU 600021	

Sir / Madam,

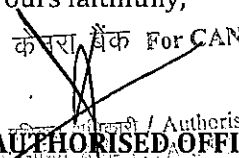
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorized Officer, **Canara Bank, Chennai Kotturpuram branch** had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to **Chennai Kotturpuram branch** of Canara bank. The account has since been transferred to **Asset Recovery Management Branch I, Chennai.**

The undersigned proposes to sell the assets (through e-auction) more fully described in the Sale Notice. I am herewith sending the Sale Notice (e-auction 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
AUTHORISED OFFICER Chennai-13.
CANARA BANK
 ENCLOSURE - SALE NOTICE

Internal



(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
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 Borrowers and Guarantors 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 **Chennai Kotturpuram branch**, since transferred to **Asset Recovery Management Branch I, Chennai** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **11.09.2026**, (Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)) for recovery of **Rs. 1,86,29,137.13 (Rupees One Crore Eighty Six Lakhs Twenty Nine Thousand One Hundred Thirty Seven and paise Thirteen only)** due as on **31.07.2026** with further interest and other incidental charges thereto incurred by the bank to the Asset Recovery Management Branch I, Chennai of Canara Bank from **MR. V RAMESH & MRS.V PARAMESWARI GUARANTOR MR N MAGESWARAN**.

The Reserve Price will be: **Rs. 1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only)** and the Earnest Money Deposit will be: **Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **10.09.2026 by 5.00 PM**.

DETAILS OF PROPERTY:

Item No - I Measuring an extent of 5406 sq ft of Land and building

All that piece and parcel of land with building bearing Door no 48A, Pallaiyar Kovil Street, Veeraraghavapuram, Thiruverkadu, Poonamallee Taluk, Chennai 600 077, Land measuring an extent of 5406 Sq ft of land including common passage, together with building in the Ground Floor measuring 1200 sq ft and first floor measuring 1300 sq ft totally 2500sq ft of built up area, land comprised S no 187/21 part, and S no 10/5 part and 10/12 part, New S no 187/21 part situated at Veeraraghavapuram village, Poonamallee Taluk, Thiruvallur District and being bounded on the:-

North by-Property in sno 187/20

South by - S no 187/24 part

East by - Arijana Colony

West by - S no 187/21 and 187/24 part. Situated within the Sub Registration District on Kundrathur and Registration district of Chennai South.

Measuring

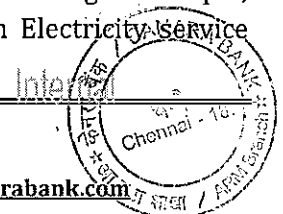
East to West on the Northern side :110 feet 7.5 inches

East to West on the Southern side :110 feet 7.5 inches

North to West on the Eastern side :49 feet 6 inches

North to West on the Western side :33 feet 0 inches + 13.3 inches

In all measuring to an extent of 5406 Sq ft of land with building in Ground floor measuring 1200 Sq ft, and First Floor measuring 1300 Sq ft, totally 2500 Sq ft, of built up area, with Electricity service



connection with Deposit etc, and situated within the Sub Registration District of Kundrathur and Registration District of Chennai South.

Item No II

Half Undivided Share of Common passage -i.e 934 sq ft ., out of 1868 Sq ft of Land

All that piece and parcel of the Half undivided share. of 934 sq ft ., out 1868 Sq ft., of common Passage, Land measuring an extent of 1868 Sq ft., of land Comprised in Survey No 10/11 part, Patta No 284 as per Patta New Survey No 187/21 part, and survey no 10/5 part and 10/12 part, New Survey No 187/27 part, situated at Veeraraghavapuram Village, Poonamallee Taluk, Thiruvallur District and the Common Passage and Land being bounded on the:-

North By : Plot om Survey Nos 187/19 & 187/20

South By : Survey No 187/21/ & 187/22

East By : Survey No 187/21

West By : Pillaiyur Koil Street

Measuring

East to West on the Northern side : 103 feet 0 inches + 46 feet 10.05 inches = 149 feet 1.05 inches

East to West on the Southern side : 104 feet 8 inches + 47 feet 3 inches = 151 feet 11 inches

North to South on the Eastern side : 13 feet 3 inches

North to South on the Western side : 12 feet 0 inches

In all measuring to an extent of 1868 sq ft of land and situated within the sub registration District of Kundrathur and Registration District of Chennai South item No 1 measuring an extent of 5406 sq ft of land with building and item No 2 half undivided share of common passage measuring an extent of 934 sq ft of land out of 1868 sq ft land measuring an extent of 6340 sq ft of land and building

Total Extent of the land 6340 Sq ft (5406 sq ft and 934 sq ft(UDS))

Total plinth area of the building is 2216 sq ft (G F – 1018 sq ft & F F – 1018 Sq ft)

The property registered in the name of **Mr V Ramesh Mrs V Parameswari**

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 **Canara Bank Asset Recovery Management Branch I, Chennai** (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day. Portal of E-Auction: <https://baanknet.com>

Date : 25.08.2026

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा केनरा - 18. Chennai-18.
AUTHORISED OFFICE

Internal



(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH I

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.08.2026

1. Name and Address of the Secured Creditor : Canara Bank,
Asset Recovery Management Branch I,
524, 8th Floor, Canara Towers,
Anna Salai, Teynampet, Chennai - 600 018
(Ph.No.044 - 2849 6339, 2849 6900)
2. Name and Address of the Borrowers and Guarantors : MR.V RAMESH (APPLICANT)
S O VARADHAN 25 63
Sri RANGAMMAL STREET
WASHERMANPET
CHENNAI TAMIL NADU 600021

MRS.V PARAMESWARI (APPLICANT)
W O VARADHAN 25 63
Sri RANGAMMAL STREET
WASHERMANPET
CHENNAI TAMIL NADU 600021

MR N MAGESWARAN(GUARANTOR)
S O MR NARAYANAN
Sri RANGAMMAL STREET
WASHERMANPET
CHENNAI TAMIL NADU 600021
3. Total liabilities as on 31.07.2026 : Rs. 1,86,29,137.13 (Rupees One Crore Eighty Six Lakhs Twenty Nine Thousand One Hundred Thirty Seven and paise Thirteen only)with further interest and other incidental charges thereto incurred by the Bank
4. (a) Mode of Auction : Online Auction (E-Auction)

(b) Details of Auction service provider : Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).

(c) Date & Time of Auction : 11.09.2026 & Time 10:30 A.M. to 11:30 A.M.
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) Portal of E-Auction : <https://baanknet.com>



5. Reserve Price : Rs. 1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only)
6. Earnest Money Deposit : Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only)
7. Property Inspection Date : 29.08.2026

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 Monet deposit (EMD) referred to in (e).
- b. The property/ies will be sold above the reserve price.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **29.08.2026** between 11.00 A.M. & 4.00 P.M.
- 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 & Aadhar linked with latest Mobile Number and also register with digilocker mandatorily. For bidding in the above auction from 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) , 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 10.09.2026 till 5.00 PM**
- f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-**. 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.1,00,000/-** 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, **ARM branch**, IFSC Code **CNRB0002361**.
- 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 **29.08.2026** between 11.00 A.M. & 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.
- p. For further details, contact **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai - 600 018.** (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
- q. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

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.

Place : Chennai
Date : 25.08.2026

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शा **AUTHORISED OFFICER**
CANARA BANK

Internal