

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

To

MRS.KAVITHA SARAVANAN
W O SARAVANAN
D NO: 45/2 MURUGAN STREET,
VEERAPPANCHATRAM,
ERODE DISTRICT
TAMILNADU - 638004
PH: 919003871579

(BORROWER & MORTGAGOR)

MR.AJAY KUMAR SK
S O SARAVANAN
D NO: 424, NARAYANASAMY STREET
PERUMANUR,
SALEM DISTRICT
TAMILNADU - 636007
PH: 919003871579

(CO- BORROWER)

PRESENTLY RESIDING AT :

MRS.KAVITHA SARAVANAN
W O SARAVANAN
SRI GANGA NAGAR, RAJIV NAGAR,
R N PUDHUR
ERODE DISTRICT
TAMILNADU - 638005
PH: 919003871579

(BORROWER & MORTGAGOR)

MR.AJAY KUMAR SK
S O SARAVANAN
D NO: 58/66 BHAVANI MAIN ROAD,
SRI GANGA NAGAR, RAJIV NAGAR,
R N PUDHUR,
ERODE DISTRICT
TAMILNADU - 638005
PH: 919003871579

(CO- BORROWER)

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067



Confidential



(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: KAVITHA S / APRSALE / 2026 / SV

Date: 25.03.2026

Dear Sir,

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.

As you are aware, the Authorized Officer, Canara Bank, ARM TRICHY BRANCH had taken Symbolic possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Specialized ARM Branch Trichy of Canara Bank. The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in this enclosed 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.

केनरा बैंक Yours faithfully
CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE

CERSAI ID: 400076582266

SALE NOTICE

(Auction 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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of ARM TRICHY BRANCH of the Canara Bank, will be sold with "As is where is", "As is what is", and "Whatever there is" on **17-04-2026 (Time 12.30 Hrs to 13.30 Hrs)** for recovery of **Rs. 25,97,800/-** (Rupees Twenty Five Lakhs Ninety Seven Thousand Two Hundred only) due as 24-03-2026 with further interest and expenses from 25-03-2026 thereon to the Specialized ARM Trichy Branch of Canara Bank from the Borrowers Mrs. Kavitha S & Mr. Ajaykumar SK.

PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT
Residential building	Rs. 26,50,000/- (Rupees Twenty Six Lakhs Fifty Thousand Only)	Rs. 2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only)

1	Name and Address of the Secured Creditor	Canara Bank, ARM TRICHY Branch
2	Name and Address of the Borrower & Guarantor	
	MRS. KAVITHA SARAVANAN W O SARAVANAN D NO: 45/2 MURUGAN STREET, VEERAPPANCHATRAM, ERODE DISTRICT TAMILNADU - 638004 PH: 919003871579 (BORROWER & MORTGAGOR)	
	MR. AJAY KUMAR SK S O SARAVANAN D NO: 424, NARAYANASAMY STREET PERUMANUR, SALEM DISTRICT TAMILNADU - 636007 PH: 919003871579 (CO- BORROWER)	

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential





(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: KAVITHA S / APRSALE / 2026 / SV

Date: 25.03.2026

PRESENTLY RESIDING AT :

MRS. KAVITHA SARAVANAN
W O SARAVANAN
SRI GANGA NAGAR, RAJIV NAGAR,
R N PUDHUR
ERODE DISTRICT
TAMILNADU - 638005
PH: 919003871579

(BORROWER & MORTGAGOR)

MR. AJAY KUMAR SK
S O SARAVANAN
D NO: 58/66 BHAVANI MAIN ROAD,
SRI GANGA NAGAR, RAJIV NAGAR,
R N PUDHUR,
ERODE DISTRICT
TAMILNADU - 638005
PH: 919003871579

(CO- BORROWER)

3	Total liabilities as on 24-03-2026	Rs. 25,97,800/- (Rupees Twenty Five Lakhs Ninety Seven Thousand Two Hundred only)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET) 17-04-2026 , 12:30 HRS TO 13:30 HRS TRICHY (Online)
5	Details of Property/ies	

All that piece and parcel of land along with RCC Terraced Residential building constructed thereon and to be constructed in future situated at Erode District, Erode Registration District, Bhavani Sub Registration District, Erode Taluk, Suriyampalayam (presently Suriyampalayam-A) Village Old S.No.146/A2 subdivides as R.S.No.220/4 P.Hec 0.56.5 Patta No.35, Re.S.No.220/5 P.Hec 1.57.5 in this P.Acre 1.90½ divided into layout in the name of "Sri Ganga Nagar" in which Plot No.1 (part) with extent of 831 Square Feet of Land in which

Item No.1 : 96 Square feet of land admeasuring East to west 12 Feet on North Side , East to west 12 Feet on South Side and North to South 8 feet on East Side , North to South 8 feet on West Side situated within the following boundaries:-

East of Land of Susila,

West of Land of Third Party,



Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential

North of Item No.2,

South of 30 ft width East-West Road

Item No.2 : 735 Square feet of land admeasuring East to west 21 Feet on North Side , East to west 21 Feet on South Side and North to South 35 feet on East Side , North to South 35 feet on West Side situated within the following boundaries:-

East of Land of Susila,

West of Land of Third Party,

North of Southern Portion of Site No.1,

South of Item No.1

Item No.1 & Item No.2 together form 831 Sq.Ft of land together with RCC Building constructed thereon bearing D.No.9/5 with all its Doors, windows, borewell with pumpset etc having Electricity Connection No.04-013-006-2313, New Tax Assessment No.056/002/02127 along with easementary , pathway rights and appurtenants thereto.

The property is now situated at Suriyampalayam-A Village, Erode Municipal Corporation Re.S.No.22/4B, 4E1, 5A1, 5A3

The Property standing in the name of **Mrs.Kavitha W/o Saravanan**

6	Reserve Price (Please note to mention separately for each property)	Rs. 26,50,000/- (Rupees Twenty Six Lakhs Fifty Thousand Only)
7	Earnest Money Deposit	Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only)
8	The property can be inspected Date & Time	on or before 16-04-2026 between 11.00 AM TO 5.00 PM.

9. OTHER TERMS AND CONDITIONS :

- 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 (e) below.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior Appointment with Authorized Officer, On or before 16-04-2026 between 11.00 AM TO 5.00 PM.
- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential



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 (Property 1: The Earnest Money Deposit will be **Rs.2,65,000/- (Rupees Two Lakhs Sixty 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 16-04-2026, at 5.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.1,00,000/- (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. 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, Specialized ARM Branch Trichy, IFSC Code CNRB0006818.
- 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



Our Ref: CB ARM: TRY: KAVITHA S /APRSALE /2026/SV

Date: 25.03.2026

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 eAuction 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 or before **16-04-2026 between 11.00 AM TO 5.00 PM.**
- 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 Authorised Officer ,Asset Recovery Branch (ARM Branch) 1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001. E-mail id : cb6818@canarabank.com Phone: 0431-241606 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.)

केनरा बैंक **CANARA BANK**


प्राधिकृत अधिकारी / **Authorised Officer**

AUTHORISED OFFICER
CANARA BANK

 

Place: ARM TRICHY

Date: 25-03-2026



Asset Recovery Branch (ARM Branch)
1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001.
E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential



(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

HEAD OFFICE OF CANARA BANK

REGIONAL OFFICE, MUTHAIAH TOWERS, WILLIAMS ROAD, TRICHY