



**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 Authorized Officer of MADURAI ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **16/04/2026** for recovery of **Rs. 1,17,30,420.65/-** (Rupees One Crore Seventeen Lakh Thirty Thousand Four Hundred Twenty and Paise Sixty Five Only) as on 22/02/2026 with further interest from 23/02/2026 + cost due to the ARM Branch, Madurai of Canara Bank from **1. Mr. RAMAIAH A RAMESH PANDIAN G(BORROWER), 2. Mrs. JOTHILAKSHMI A(CO-BORROWER),**

The reserve price for **Property** will be **Rs.48,50,000/-** (Rupees Forty Eight Lakh Fifty Thousand Only). The earnest money deposit for **Property** will be **Rs.4,85,000/-** (Rupees Four Lakh Eighty Five Thousand Only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 15/04/2026.**

Description of the Immovable Property

Sl. No.	Immovable	Name of the Title holder
i.)	PROPERTY "A"SCHEDULE OF PROPERTY(ENTIRE PROPERTY) ALL THAT THE PIECE AND PARCEL OF LANDS IN ALL MEASURING ABOUT 30416 sq.ft situate in the premises bearing Door No 1, JAWAHARLAL NEHRU SALAI,(INNER RING ROAD) Ponniyamman Medu, MADHAVARAM Village, comprised in the following four (4) Items of land ITEM 1: All that piece and parcel of lands measuring about 3 cents comprised in Survey No. 1414/2A and 22 cents comprised in survey No 1415/1, in all measuring about 25 cents,(as per Extract from the Town Survey Field Register, T.S No 66/2, Block No 46, Ward 'D') situate in Madhavaram Village, formerly Ambathur Taluk, Now in Madhavaram Taluk, Chennai District, within the limits of Chennai Corporation, Bounded on the North by - Water channel, South by - Lands belonging to Ulaganathan East by -200 feet Road West by - Land belonging to Ashok R Patel and his Mother	Mr RAMAIAH A RAMESH PANDIAN



Situate Within the Registration District of North Chennai and the Sub district of Madhavaram.

ITEM 2:

All that piece and parcel of vacant land measuring about 1800 sq ft bearing Plot No 22 in the layout known as VANA SAKTHI NAGAR EXTENSION, comprised in Survey Nos 1413 and 1414/1, (as per Extract from the town survey Field Register, T S No 66/1, Block No 46, Ward 'D') situated in Madhavaram Village, formerly Ambathur Taluk, Now in Madhavaram Taluk, Chennai District, within the limits of Chennai Corporation,

Bounded on the

North by - Plot no 15 and 16,

South by - 30 feet wide road,

East by - Plot no 21,

West by - Plot no 23.

Measuring

East to West on the Northern Side - 30 feet,

East to West on the Southern Side -- 30 feet

North to South on the Eastern Side - 60 feet,

North to South on the Western Side- 60 feet

In all admeasuring about 1800 sq ft, and

All that the Piece and parcel of vacant house site bearing plot no 23 in the layout known as VANASAKTHI NAGAR EXTENSION, comprised in Survey Nos 1413 and 1414/1 (as per Extract from the town Survey Field Register, T.S No 66/1, Block No 46, Ward 'D') situated at in Madhavaram Village, formerly Ambathur Taluk, Now in Madhavaram Taluk, Chennai District, Within the limits of Chennai Corporation,

Bounded on the

North by - Plot no 15

South by - Survey No 1414/1 and 30 feet wide Road

East by - Plot no 22

West by - Survey No 1413 and 24 Feet wide Road

Measuring

East to West on the Northern Side - 30 feet,

East to West on the Southern Side - 30 feet

North to South on the Eastern Side - 60 feet,

North to South on the Western Side- 60 feet

In all admeasuring about 1800 sq ft,

Situate within the Registration District of North Chennai and the Sub-district of Madhavaram.

ITEM 3:

All that the piece and parcel of vacant land measuring about 31 cents comprised in Survey No 1413 part and 1414/1(as per Extract from the town Survey Field Register, TS No 66/1, Block No 46, Ward'D'), situated in Madhavaram Village, formerly Ambathur Taluk, Now in Madhavaram Taluk, Chennai District, within the limits of Chennai Corporation,



Bounded on the

North by - Road,

South by - Road and Land in S No 1411

East by -S No 1415

West by - S No 1413 and 1414/1 and Road

Situate within the Registrarion District of North Chennai and the Sub-district of Madhavaram.

ITEM 4:

All that the piece and parcel of vacant land bearing Plot No 20, an extent of 2400 Sq ft, Comprised in Survey No 1414/1(as per Extract from the town Survey Field Register, TS No 66/1,Block No 46, Ward 'D') situate in Vanasakthi nagar in Madhavaram Village, formerly Ambathur Taluk, Now in Madhavaram Taluk, Chennai District, within the limits of Chennai Corporation,

Bounded on the

North by - Plot no 17 and 18

South by - 30 feet wide Road,

East by -Plot No 19

West by - Plot No 21

Measuring

North to South on the Eastern Side - 60 feet,

North to South on the Western Side - 60 feet

East to West on the Northern Side - 40 feet,

North to South on the Southern Side - 40 feet

In all admeasuring about 2400 sq ft,

Situate within the Registration District of North Chennai and the Sub-district of Madhavaram.

"B" SCHEDULE OF PROPERTY

(PROPERTY HEREBY AGREED TO BE SOLD AND CONVEYED)

282 Sqft undivided share and interest in the land from and out of 30416 Sqft., morefully described in aforesaid Schedule-A mentioned property and there on constructed

Flat No 301, Bock No:C in the said multi storied buiding named as 99DELIGHTS constructed on the Schedule-A mentioned property developed CMDA vide planning permit No: C/PP/MSB/34A TO F/2014 in the file No : CEBA/WDC03/00025/2015 Dated 23/02/2015 and fro, corporation of Chennai(Zone No 03) vide building Permit No: C3(N)3834/2012 dated 17/10/2014 for the same.

For detailed terms and conditions of the sale please refer the website "<https://baanknet.com/>" or may contact Chief Manager, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452-2335348 Cell No.94890 46509 during office hours on any working day)

कृते केनरा बैंक / For CANARA BANK

Date :05/03/2026

Place : Madurai

Authorized Officer

प्राधिकृत अधिकारी / Authorised Officer

Canara Bank