

UNITED INDIA COLONY BRANCH (3871)
#9, ANNA ROAD, KODAMBAKKAM, CHENNAI - 600024
MOB:- 9444313871 /9498346053, EMAIL:cb3871@canarabank.com

REF: SALE NOTICE/UNITED INDIA COLONY/2026/KARUNAKARAN A Date: 05-03-2026

To

Mr. Karunakaran A No 15 Indiraji Street Ashok Nagar Kovilpathagai Avadi Vellanur Tiruvallur - 600062	Mrs. Santhi K No 15 Indiraji Street Ashok Nagar Kovilpathagai Avadi Vellanur Tiruvallur - 600062
---	---

Dear Sir,

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, had 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 Chennai United India Colony Branch of Canara Bank. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of this 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 15 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 the 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.

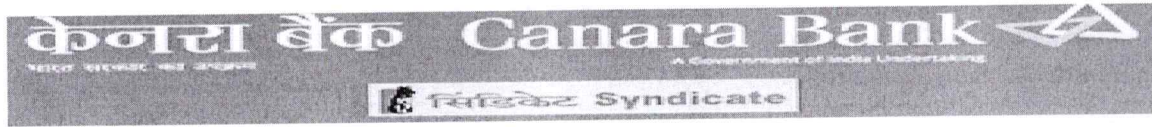
Yours faithfully,


AUTHORISED OFFICER
CANARA BANK
लेक्ष्मी एस / LEKSHMI S
व्यवस्थापक / Divisional Manager
ह.अ.सं. / SP No.57314
प्रधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

ENCLOSURE: - SALE NOTICE

Internal





UNITED INDIA COLONY BRANCH (3871)
#9, ANNA ROAD, KODAMBAKKAM, CHENNAI - 600024
MOB:- 9444313871 /9498346053, EMAIL:cb3871@canarabank.com

SALE NOTICE

REF: SALE NOTICE/UNITED INDIA COLONY/2026/KARUNAKARAN A Date: 05-03-2026

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 that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of United India Colony Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 24-03-2026 (Time 11.30 a.m. to 12.30 p.m.) for recovery of Rs. 5,97,099.91 (Rupees Five Lakhs ninety seven thousand and ninety nine and Ninety one paise only) due as on 05-03-2026 to the Chennai United India Colony Branch of Canara Bank

Mr Karunakaran A No 15 Indiraji Street Ashok Nagar Kovilpathagal Avadi Vellanur Tiruvallur - 600062	Mrs Santhi K No 15 Indiraji Street Ashok Nagar Kovilpathagai Avadi Vellanur Tiruvallur - 600062
--	--

Details of Property:

SCHEDULE "B"

(Description of Property)

All the piece and parcel of Vacant house site bearing Plot no 51 measuring 413 Sq.ft comprised in S.No. 224/6 (as Per Patta Np. 3302 as per Patta S.No. 224/54) at PHOENIX CITY, layout Approval No. DTCP No. LP/DDTCP (CR) No. 54 of 2016 dated 20.04.2016 and situated at Panruti Village, Sriperumbadur Taluk, Kancheepuram District,

Bounded on the

North by : Plot No. 50

South by : Panchayath Road

East by : Vacant Land

West by : 30 Feet Road

MEASURING

North to South on the Eastern Side:12.6" Feet

North to South on the Western Side:14.6" Feet

East to West on the Northern Side:31.6" Feet

East to West on the Southern Side:31.6" Feet



Internal

UNITED INDIA COLONY BRANCH (3871)
#9, ANNA ROAD, KODAMBAKKAM, CHENNAI - 600024
MOB:- 9444313871 /9498346053, EMAIL:cb3871@canarabank.com

and situated within the Registration District of Chengalpet and Sub-Registration office of Walajabad and within the limits of Panruti Panchayath and Sriperumbadur Panchayath union.

The reserve price of the above property will be **Rs.5,40,000/-** (Rupees Five lakhs Forty Thousand only) and the earnest money deposit will be **Rs.54,000/-** (Rupees Fifty four thousand only). The Earnest Money Deposit shall be deposited on or before 23-03-2026 till 5.00 p.m.

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 **Senior Manager, Canara Bank., United India Colony Branch** (Mob No - 9444313871 /9498346053) during office hours on any working day.

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

Date: 05-03-2026

Place: Chennai

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05-03-2026

1. Name and Address of the Secured Creditor: **Canara Bank**

UNITED INDIA COLONY BRANCH
#9, ANNA ROAD, KODAMBAKKAM, CHENNAI - 600024
MOB:- 9444821220, EMAIL:cb3871@canarabank.com

2. Name and Address of the Borrower:

Mr Karunakaran A No 15 Indiraji Street Ashok Nagar Kovilpathagal Avadi Vellanur Tiruvallur - 600062	Mrs Santhi K No 15 Indiraji Street Ashok Nagar Kovilpathagai Avadi Vellanur Tiruvallur - 600062
--	--

3. Total liabilities as on 05-03-2026: **5,97,099.91 (Rupees Five Lakhs ninety seven thousand and ninety nine and Ninety one paise only)** with further interest and Other incidental charges thereon 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)**
(c) Date & Time of Auction : 24-03-2026 (Time 11.30 a.m. to 12.30 p.m.)
(d) Portal of E-Auction : <https://baanknet.com>
5. Reserve Price : **Rs.5,40,000/-** (Rupees Five lakhs Forty Thousand Only)

Internal



UNITED INDIA COLONY BRANCH (3871)
#9, ANNA ROAD, KODAMBAKKAM, CHENNAI - 600024
MOB:- 9444313871 /9498346053, EMAIL:cb3871@canarabank.com
OTHER TERMS AND CONDITIONS

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorized Officer, on 17-03-2026 between 11.00 a.m. to 1.00 p.m.
- c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- d) EMD amount of 10% of the Reserve Price is to be deposited 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 23-03-2026 till 4.00 PM.
- e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051 Email:support.baanknet@psballiance.com/support.baanknet@procure247.com).**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23-03-2026 till 5.00 p.m., to Canara Bank, Chennai Guindy I.E. Branch, by hand or by email.
 - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://baanknet.com> get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from 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).
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

Internal



UNITED INDIA COLONY BRANCH (3871)

#9, ANNA ROAD, KODAMBAKKAM, CHENNAI - 600024

MOB:- 9444313871 /9498346053, EMAIL:cb3871@canarabank.com

- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.
- k) **For sale proceeds of Rs. 50 (Rupees Fifty) lakhs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Chennai Guindy I.E. Branch who, as a facilitating center, shall make necessary arrangements.

For further details contact, Canara Bank, United India Colony Branch MOB:- 9444313871 /9498346053, EMAIL:cb3871@canarabank.com or the service provider M/s 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.

Place: Chennai
Date: 05-03-2026

AUTHORISED OFFICER
CANARA BANK

लेखनी एस / LEKSHMI S
वर्तमान प्रबंधक / Divisional Manager
ह.अ.सं. / SP No.57314

प्राधिकृत अधिकारी

Authorised Officer
CANARA BANK
Regional Office,
Chennai South



Internal