

**CANARA BANK
ELUR BRANCH (DP- 3644)**

**NO.17/18-1, KSK COMPLEX, KALLUKADAI BUS STOP, PERIYAMANALI ROAD, ELUR,
NAMAKKAL - 637 018**

COVERING LETTER TO SALE NOTICE

Ref: CB/3644/SALE/PRA1/022026

Date: 26.02.2026

To

**1.Mr.Prakasam (Borrower),
S/o Karuppannan, No 3 20A
Kottampatti, Akkalampatti,
Tiruchengode TK,
Namakkal - 637 212.**

**2.Mrs.Kowsalya (Joint-Borrower),
W/o Prakasam, No 3 20A
Kottampatti, Akkalampatti,
Tiruchengode Tk,
Namakkal - 637 212.**

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 Elur (DP - 3644) 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 **Elur 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,
केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय/Regional Office, Namakkal
Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE



**CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE**

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 **Physical** possession of which has been taken by the Authorised Officer of Elur branch Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" condition on **24.03.2026**, for recovery of **Rs.22,45,076.64 (Twenty Two Lakhs Forty Five Thousand and Seventy Six Rupees Sixty Four Paise only)** along with future interest, penalty, charges etc as on **25.02.2026** due to the Elur branch Secured Creditor from **Mr.Prakasam & Mrs.Kowsalya**. The reserve price will be **Rs.21,00,000/- (Rupees Twenty One Lakhs only)** and the **earnest money deposit** will be **Rs.2,10,000/- (Rupees Two Lakhs Ten Thousand Only)**.

1	Name and Address of the Secured Creditor	Canara Bank - Elur Branch (DP- 3644) No.17/18-1, KSK Complex, Kallukadai Bus Stop, Periyamanali Road, Elur, Namakkal - 637 018
2	Name and Address of the Borrower & Guarantor	1.Mr.Prakasam (Borrower), S/o Karuppannan, No 3 20A Kottampatti, Akkalampatti, Tiruchengode TK, Namakkal - 637 212. 2. Mrs.Kowsalya (Joint-Borrower),



		W/o Prakasam, No 3 20A Kottampatti, Akkalampatti, Tiruchengode Tk, Namakkal - 637 212.
3	Total liabilities as on 25.02.2026	Rs.22,45,076.64 (Twenty Two Lakhs Forty Five Thousand and Seventy Six Rupees Sixty Four Paise only) along with future interest, penalty, charges etc
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction E-Auction M/s.PSB Alliance Pvt. Ltd (BAANKNET) 24.03.2026 - (11:30 AM to 12:00 PM) Online
5	Details of Property/ies	As per Schedule Below
6	Reserve Price	Rs.21,00,000/- (Rupees Twenty One Lakhs only)
7	Earnest Money Deposit	Rs.2,10,000/- (Rupees Two Lakhs Ten Thousand Only)
8	The property can be inspected Date & Time	23.03.2026 (10:00 AM to 5:00 PM)

Schedule

Details of Property/ies:

All that piece and parcel of the property located at Namakkal.R.D, Velagoundampatty Sub.R.D, Tiruchengode Taluk, Elachipalayam Union Limits, Akkalampatti Village, the property situated in Old Natham S.No.398, New Natham S.No.495/5 an extent of East-West Northern side 31½ feet, Southern side 31¼ feet, South-North Eastern side 59¼ feet, Western side 58 feet totally an extent of 1840 Sq.ft equivalent to 171.0 Sq.meter of land, as Per Natham Patta No.402 with all easement and pathway right is within the following Boundaries,

East of South-North pathway in New Natham S.No.493/1,

West of Land of Thangammal in New Natham S.No.495/8, Land of Lakshmi in New Natham S.No.495/27,

South of Vacant land in New Natham S.No.495/4,



North of Land of Periyannan in New Natham S.No.495/6.

This property with Meter, Meter Depsoit, common usual rights , water facilities, pathway and all easement rights.

Name of Title holder - Mr.Prakasam Karuppannan & Mrs.Kowsalya Prakasam

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 **23.03.2026** 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.2,10,000/-** (Rupees Two Lakhs Ten 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 **23.03.2026** at **5:00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/-** 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. 10,000** 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, Elur Branch, IFSC Code- **CNRB0003644**.

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 **23.03.2026 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 **Manager, Canara Bank Elur Branch (DP- 3644), No.17/18-1, KSK Complex, Kallukadai Bus Stop, Periyamanali Road, Elur, Namakkal - 637 018. Ph. No: 94890 45723, 94899 62897, 94870 27292) e-mail id: cb3644@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: Elur

Date: 26.02.2026

कृते केनरा बैंक/For CANARA BANK
 प्राधिकृत अधिकारी/Authorised Officer
 क्षेत्रीय कार्यालय, नामक्कल Regional Office, Namakkal
 Authorised Officer
 Canara Bank

