

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH

Ref : 2361/CHENNAIBRANDCENTER/SN/2025-26/4

Date : 02.03.2026

To

M/s Chennai Brand Centre No11D, New Colony Koyambedu, Chennai-600107	M/s Chennai Brand Centre C/o Xakka Furniture Showroom, No.31/20,1 st Floor, Arcot Road, Karambakkam, Porur, Chennai-600116
Mr.Prabhu C S/o Chelladurai Old No1603, New No 71, 103 rd street, near sivan park, 14 th sector kk nagar, Chennai-600078	Mr.Prabhu CS/o Chelladurai No.1/991, SS Koil Street, Mugalivakkam, Porur, Chennai-600116
Mrs.J.Gajalakshmi W/o Vigneshwaran Block No.17 Flat No.102 Bolineni Hillside Nookapalayam, Perumbakkam, Sholinganallur, Chennai-600126	Mrs.J.Gajalakshmi W/o Vigneshwaran Old No.140, 1 st floor, Radha Nagar Main Road, Subash Nagar, Near St Mark's School, Chromepet, Chennai-600044
Mrs.J.Gajalakshmi W/o Vigneshwaran No.2/66, Balakrishna Nagar main Road Chennai-601301	

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, Asset Recovery Management 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 them. The account has since been transferred to Asset Recovery Management Branch, Chennai and the undersigned proposes to sell the assets (through e-auction) more fully described in the Sale Notice.

In furtherance of the earlier notice with Reference No.2361/CHENNAIBRANDCENTER/SN/2025-26/3 dated 03/02/2026, 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.

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
ENCLOSURE – SALE NOTICE

Internal

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH
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 / constructive** possession of which has been taken by the Authorised Officer of **Asset Recovery Management 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 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. 3,38,11,482.26/- (Three Crores Thirty Eight Lakhs Eleven Thousand Four Hundred Eighty Two & Paise Twenty Six Only) due as on 28.02.2026 to the **Asset Recovery Management Branch, Chennai** of Canara Bank from 1. M/s. Chennai Brand Centre 2. Mr. Prabhu C and 3. Mrs. J Gajalakshmi.

The Reserve Price will be:

Property No.1 : Rs. 79,00,000/- (Rupees Seventy Nine Lakh only)

The Earnest Money Deposit will be:

Property No.1 : Rs.7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)

The Earnest Money Deposit shall be deposited on or before 23.03.2026 by 5.00 PM.

Details of Property:

Item 1

All that piece and parcel of land bearing plot no.17& 18 in west bank garden phase II in village No.35, Kanathur Redikuppam Village, Chengalpat Taluk, Kancheepuram District comprised in old Survey no.28/1 and 28/2(parts), patta no.1160 and 1161 as per patta new survey no.28/1E and 28/1F measuring an extent of 18565 sqft as per document but as per patta the area is only 11352sq ft and bounded on the:

North by: Road

South by: Plot No.19

East by: Road

West by: Land in Survey No.40

Situate within the Registration District of Chengalpat and Registration Sub District of Tiruporur.

Item II

All that piece and parcel of land measuring 10032 sqft in survey no.40/3B situated in the village no.35, kanathur reddikuppam village, Chengalpat Taluk, Kancheepuram District and bounded on the

North by: West Bank Garden 20 feet Road

South by: Part of Land in Survey No.28/1H

East by: Land under survey No.28/1E, 28/1F, 28/1G and 2



West by: Remaining part of land in Survey No.40/3

Situated within the Sub –Registration District of Thiruporur and Registration District of Chengalpet.

All that piece and portion of villa No. D,Door No.8(West Facing) to be known as "Mirra" of a super built up area of 2290 Square feet (inclusive of common Area) together with 1800 square feet undivided share of land in Schedule 1(A). The property is owned by Mr.C Prabhu S/o Chelladurai by virtue of sale deed Document No.8563/2020 dated 18.09.2020

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, Chennai (Ph. No. 2849 6339, 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day.

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

Date : 02.03.2026
Place : Chennai

कृतो केनरा बैंक For CANARA BANK
अधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा
AUTHORISED OFFICER
CANARA BANK

Internal



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.03.2026

1. Name and Address of the : Canara Bank,
Secured Creditor
Asset Recovery Management Branch, No.524, 8th
Floor, Canara Bank Circle Office Building, Anna
Salai, Teynampet, Chennai 600018.
(Ph.No.044 - 2849 6339, 2849 6900)
2. Name and Address of the : M/s Chennai Brand Centre
Borrowers and Guarantors
No11D, New Colony Koyambedu, Chennai-600107

M/s Chennai Brand Centre
C/o Xakka Furniture Showroom,
No.31/20, 1st Floor,
Arcot Road,
Karambakkam, Porur, Chennai-600116

Mr.Prabhu C S/o Chelladurai Old No1603, New No 71,
103 rd street, near sivan park, 14th sector,
KK nagar, Chennai-600078

Mr.Prabhu CS/o Chelladurai
No.1/991, SS Koil Street, Mugalivakkam, Porur,
Chennai-600116

Mrs.J.Gajalakshmi W/o Vigneshwaran
Block No.17 Flat No.102
Bolineni Hillside Nookapalayam,
Perumbakkam, Sholinganallur,
Chennai-600126

Mrs.J.Gajalakshmi W/o Vigneshwaran
Old No.140, 1st floor,
Radha Nagar Main Road,
Subash Nagar,
Near St Mark's School,
Chromepet, Chennai-600044

Mrs.J.Gajalakshmi W/o Vigneshwaran
No.2/66, Balakrishna Nagar main Road
Chennai-601301
3. Total liabilities as on : Rs. 3,38,11,482.26/- (Three Crores Thirty Eight Lakhs
28.02.2026
Eleven Thousand Four Hundred Eighty Two & Paise
Twenty Six 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 : Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.
service provider
7046612345/6354910172/ 8291220220/9892219848/
8160205051,
Email:support.baanknet@psballiance.com/
support.baanknet@procure247.com).
(c) Date & Time of Auction : 24.03.2026 & 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 : Property No.1 : Property No.1 : Rs. 79,00,000/- (Rupees Seventy Nine Lakh only)

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).
- The property/ies will be sold above the reserve price.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **13.03.2026** between 11.00 A.M. & 4.00 P.M.
- 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).
- 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 23.03.2026 till 5.00 PM**
- Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiples 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.
- 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.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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 **13.03.2026** 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 : **02.03.2026**

हस्ता केनरा बैंक For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER Chennai-18,
CANARA BANK

Internal

