

COVERING LETTER TO SALE NOTICE

To

M/s. Sri Sai Enterprises represented by its Prop. Mrs. Kayalvizhi E,
Door No.40/2, AR Apartments,
Tanjore Main Road,
Mamalaikovil Bus Stop,
Tiruverumbur, Trichy-620013

Mrs. Kayalvizhi E,
W/o Mr. Ezhilan M,
No.163/4, Ezhil Nagar,
Semmangulam,
Krishnasamuthiram Panchayat,
Thiruverumbur Taluk, Trichy-620014

Mr. Ezhilan M,(Guarantor)
S/o Mr. Muruganantham,
No.163/4, Ezhil Nagar,
Semmangulam,
Krishnasamuthiram Panchayat,
Thiruverumbur Taluk, Trichy-620014

Dear Sir,

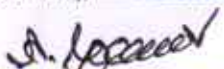
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank ARM TRICHY 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 ARM TRICHY 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.

केनरा बैंक **CANARA BANK**


प्राधिकृत अधिकारी / **Authorised Officer**
Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE





(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Ref: SARFAESI/SN/ Sri Sai Enterprises /Feb/2026

Date: 27/02/2026

CERSAI ID: 400025784273

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 **Symbolic** possession of which has been taken by the Authorized Officer of Canara Bank, **ARM TRICHY** Branch (The Secured Creditor) will be sold on As is where is", As is what is", and Whatever there is" on **20/03/2026** (mention date of sale), for recovery of **Rs.93,07,179.54** (Rupees Ninety Three Lakhs Seven Thousand One Hunderd Seventy Nine and Paise Fifty Four Only) due as on 31.01.2026 with further interest, cost and expenses, to Canara Bank, ARM TRICHY Branch (The Secured Creditor) from M/s. Sri Sai Enterprises represented by its Prop. Mrs. Kayalvizhi E and Guarantor Mr. Ezhilan M.

The reserve price will be **Rs. 26,54,000/-** (Rupees Twenty Six Lakhs Fifty Four Thousand Only) and the earnest money deposit will be **Rs. 2,65,400/-** (Rupees Two Lakh Sixty Five Thousand Four Hundred Only).

1	Name and Address of the Secured Creditor	Canara Bank, ARM TRICHY Branch
2	Name and Address of the Borrower & Guarantor	M/s. Sri Sai Enterprises represented by its Prop. Mrs. Kayalvizhi E, Door No.40/2, AR Apartments, Tanjore Main Road, Mamalaikovil Bus Stop, Tiruverumbur, Trichy-620013 Mrs. Kayalvizhi E, W/o Mr. Ezhilan M, No.163/4, Ezhil Nagar, Semmangulam, Krishnasamuthiram Panchayat, Thiruverumbur Taluk, Trichy-620014 Mr. Ezhilan M,(Guarantor) S/o Mr. Muruganantham, No.163/4, Ezhil Nagar, Semmangulam, Krishnasamuthiram Panchayat, Thiruverumbur Taluk, Trichy-620014
3	Total liabilities as on 31/01/2026	Rs.93,07,179.54 (Rupees Ninety Three Lakhs Seven Thousand One Hunderd Seventy Nine and Paise Fifty Four Only)
4	a) Mode of Auction b) Details of Auction service provider	E-Auction M/s PSB Alliance (BAANKET)



	c) Date & Time of Auction d) Place of Auction	20/03/2026, 12.30 hours to 13.30 hours TRICHY (online)
5	Details of Property/ies	
	Property No. 1 : All the parts and parcel of the property and structures situated in Tiruchirappalli District, Tiruchirappalli Registration District, Thiruverumbur Sub-Registration District, Thiruverumbur Taluk, in Semmangulam Village, land situated in Survey No.607/1 measuring an extent of Acre 11.43 Cents which had been divided into house plots by forming a layout which has been duly approved by the Director of Town Planning, Trichy Thanjavur Region, in the proceedings in Ma.Pi.Va (Thi. Tha.) No.42/85 and named as Ezhil Nagar in which a house plot bearing Plot No.230 measuring an extent of 2400 Sq.Ft. admeasuring East to West on the North 40 feet, on the South 40 feet, on the East 60 feet and on the West 60 feet: Out of which, Item No.1: A house plot measuring 240 Sq.Ft. within the following four boundaries: (East-West on the both sides 8 feet, South-North on the both sides 30 feet) North by: 30 feet layout road East by: Plot No.229 South by: Item No.2 described below West by: 960 Sq.Ft. Part of Plot No.230 sold to Mrs. Jayanthi Item No.2: A house plot measuring 1200 Sq.Ft. within the following four boundaries: (East-West on the both sides 40 feet, South-North on the both sides 30 feet) North by: 960 Sq.Ft. part of Plot No.230 sold to Mrs. Jayanthi and Item No.1 described above East by: Plot No.229 South by: Plot No.241 * West by: Plot No.231 * Both items totally measuring an extent of 1440 Sq.Ft. along with residential building constructed thereon. * As per Natham Scheme, said property is situated in Old Survey No.607/1 Part for which New Survey No.607/54. Natham Patta Number for the said Property is 1475.	
6	Reserve Price (Please note to mention separately for each property)	Rs. 26,54,000/- (Rupees Twenty Six Lakhs Fifty Four Thousand Only)
7	Earnest Money Deposit	Rs. 2,65,400/- (Rupees Two Lakh Sixty Five Thousand Four Hundred Only).
8	The property can be inspected Date & Time	on or before 19/03/2026 between 11.00 AM TO 5.00 PM.

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 or before **19/03/2026** between 11.00 AM TO 5.00 PM.
- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-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).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 2,65,400/-** 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 **19/03/2026** at 5.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.100000/-** (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.100000/-** (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, **ARM TRICHY** Branch, IFSC Code **CNRB00006818**.
- 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 or before **19/03/2026** 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 the authorized officer, Canara Bank, ARM BRANCH Trichy, Ph. No./Mobile No. 9489045912, 9500980927 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: Trichy
Date: 27/02/2026

केनरा बैंक **CANARA BANK**


प्राधिकृत अधिकारी / **Authorised Officer**
Authorised Officer
Canara Bank

