

(A GOVERNMENT OF INDIA UNDERTAKING)
SPECIALIZED ARM II BRANCH CHENNAI [7901]

Ref : 07901/ARM II/SN25-26/ M/s VASANTHAM ENTERPRISES

Date : 26/02/2026

To

M/s. Vasantham Enterprises No. 2D Mother Land Dream City ECR Kanathur Muthukadu Chengalpattu – 603112	Mr. Vasanth Karunakaran 24A P R P Salai Tambaram Rose Nagar Kovilambakkam Kancheepuram – 600117	Mr. Vasanth Karunakaran Flat No.FF-2 First Floor Block D Plot No.D ARK Vigneshwar Nagar Madavilagam Chennai -600 124
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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) & 9 of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorized Officer, Canara Bank, Specialized ARM Branch II Chennai, had taken Symbolic 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 us. The undersigned proposes to sell the assets (through e-auction) more fully described in the 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 this 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,

कृते केनरा बैंक For CANARA BANK


Authorised Officer
ARM Branch-II, Chennai-17.

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE



Specialized ARM Branch II Chennai

No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17

Mobile: 9740145622 Email : cb7901@canarabank.com

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) & 9 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 Chennai Specialized ARM II Branch[07901] of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 20/03/2026, (Time 11:00 A.M. to 12:00 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) for recovery of Rs. 1,09,29,696.95 (Rupees One Crore Nine Lakhs Twenty Nine Thousand Six Hundred Ninety Six and Paise Ninety Five Only) due as on 23/02/2026 to the Chennai Specialized ARM II Branch[7901] of Canara Bank from M/S VASANTHAM ENTERPRISES represented by its proprietor Mr. VASANTH KARUNAKARAN

The Reserve Price will be:

PROPERTY 1 : Rs.36,10,000/- (Rupees Thirty Six Lakh Ten Thousand Only)
PROPERTY 2 : Rs.37,05,000/- (Rupees Thirty Seven Lakh Five Thousand Only)
PROPERTY 3 : Rs.46,55,000/- (Rupees Forty Six Lakh Fifty Five Thousand Only)
PROPERTY 4 : Rs.46,55,000/- (Rupees Forty Six Lakh Fifty Five Thousand Only)
PROPERTY 5 : Rs.23,75,000/- (Rupees Twenty Three Lakh Seventy Five Thousand Only)

The Earnest Money Deposit will be:

PROPERTY 1 : Rs.3,61,000/- (Rupees Three Lakh Sixty One Thousand Only)
PROPERTY 2 : Rs.3,70,500/- (Rupees Three Lakh Seventy Thousand Five Hundred Only)
PROPERTY 3 : Rs.4,65,500/- (Rupees Four Lakh Sixty Five Thousand Five Hundred Only)
PROPERTY 4 : Rs.4,65,500/- (Rupees Four Lakh Sixty Five Thousand Five Hundred Only)
PROPERTY 5 : Rs.2,37,500/- (Rupees Two Lakh Thirty Seven Thousand Five Hundred Only)

The Earnest Money Deposit shall be deposited on or before 19/03/2026 by 5.00 PM.

SI No	IMMOVABLE	Name of Title holder
1	Property No.1: All that piece and parcel of vacant house site Plot No. 10A, measuring an extent of 2831 sq.ft., comprised in S.No. 529, under Old Patta No. 9409, as per patta sub-division S.No.529/1B, New Patta No. 18232, as per patta Sub division S.No.529/1B3, in the layout named "Shanmugha Nagar" approved by D.D.T.P No. 256/73, situated in No.62, Varadharajapuram Village, Sriperambadur taluk, Now Kundrathur taluk, Kancheepuram District. The plot's sub-division planning permit No.0174/2008, approved subject to the conditions in this office D.Dis No.864/08/A3, dated 17.03.2008.	Mr. Vasanth Karunakaran (As per Sale Deed Doc. No. 1034/2015)

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SPECIALIZED ARM II BRANCH CHENNAI [7901]

	For Member secretary, Chennai Metropolitan Development Authority , Kundrathur Panchayat Union. Being bounded by North by : Plot No. 10B, South by : Plot No.9, East by : 30 feet road, West by : Plot No.5 Measuring on the North by : 102'6" South by : 100'0" East by : 28 feet West by : 28 feet The above property is situated within the Kundrathur panchayat union limits and within the Registration District of Chennai South and Registration Sub District of Padappai. CERSAI ID : 400009706180	
2	Property No.2: All that piece and parcel of vacant house site Plot No. 10B, measuring an extent of 2896 sq.ft., comprised in S.No. 529, under Old Patta No. 9409, as per patta sub-division S.No.529/1B, New Patta No. 18231, as per patta Sub division S.No.529/1B2, in the layout named "Shanmugha Nagar" approved by D.D.T.P No. 256/73, situated in No.62, Varadharajapuram Village, Sriperambadur taluk, Now Kundrathur taluk, Kancheepuram District. The plot's sub-division planning permit No.0174/2008, approved subject to the conditions in this office D.Dis No.864/08/A3, dated 17.03.2008. For Member secretary, Chennai Metropolitan Development Authority , Kundrathur Panchayat Union. Being bounded by North by : Plot No. 10C, South by : Plot No.10A, East by : 30 feet road, West by : Plot No.5 Measuring on the North by : 104'6" South by : 102'6" East by : 28 feet West by : 28 feet The above property is situated within the Kundrathur panchayat union limits and within the Registration District of Chennai South and Registration Sub District of Padappai.	Mr. Vasanth Karunakaran (As per Sale Deed Doc. No. 1034/2015)

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Specialized ARM Branch II Chennai
No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17
Mobile: 9740145622 Email : cb7901@canarabank.com



	CERSAI ID : 400009706180	
3	Property No.3: All that piece and parcel of vacant house site Plot No. 11, measuring an extent of 3200 sq.ft., comprised in S.No. 522/1A, 522/1B and 522/2, under Old Patta No. 15449, as per patta sub-division S.No.522/20, in the layout named "VELANKANNI NAGAR" approved by D.D.T.P No. 254/1973, situated in old No.111, New No 62, Varadharajapuram Village, Sriperambadur taluk, Now Kundrathur taluk, Kancheepuram District. Being bounded by North by : Plot No. 10, South by : Plot No.12, East by : Plot No.30, West by : 60 feet road Measuring on the North by : 80 feet South by : 80 feet East by : 40 feet West by : 40 feet The above property is situated within the Kundrathur panchayat union limits and within the Registration District of Chennai South and Registration Sub District of Padappai. CERSAI ID : 400009706180	Mr. Vasanth Karunakaran (As per Sale Deed Doc. No. 1034/2015)
4	Property No.4: All that piece and parcel of vacant house site Plot No. 12, measuring an extent of 3200 sq.ft., comprised in S.No. 522/1A, 522/1B and 522/2, under Old Patta No. 15450, as per patta sub-division S.No.522/21, in the layout named "VELANKANNI NAGAR" approved by D.D.T.P No. 254/1973, situated in old No.111, New No 62, Varadharajapuram Village, Sriperambadur taluk, Now Kundrathur taluk, Kancheepuram District. Being bounded by North by : Plot No. 11, South by : Plot No.13, East by : Plot No.29, West by : 60 feet road Measuring on the North by : 80 feet South by : 80 feet East by : 40 feet West by : 40 feet	Mr. Vasanth Karunakaran (As per Sale Deed Doc. No. 1034/2015)



	The above property is situated within the Kundrathur panchayat union limits and within the Registration District of Chennai South and Registration Sub District of Padappai. CERSAI ID : 400009706180	
5	Property No.5: Flat No. FF-2 in First Floor in Block D measuring 950 sq.ft. Super Plinth Area (inclusive of common areas and common shares) together with 467 sq.ft. UDS in all that piece and parcel of land measuring 1870 sq.ft. comprised in part of S.No.31/2, Presently S.No. 31/2A of MADAVILAGAM VILLAGE, Poonamalle taluk, Thiruvallur District, Planning permit No. 23148, Letter No. 241/2013/A1 and Building Permit No.10/2014-15 dated 22.05.2014 issued by the executive officer, Thirumazhisai Town Panchayat issued as per delegations of powers given by Member Secretary -CMDA Being bounded by North by : ARK Vigneshwara Nagar, South by : S.No. 31/3B and Road, East by : Plot No.17, West by : Remanining land Measuring on the North to South on the Eastern Side : 47 feet North to South on the Western Side : 45.50 feet East to West on the Northern Side : 40 feet East to West on the Southern Side : 40 feet In all admeasuring 1870 sqft., Plot D located at ARK Vigneswara Nagar. The above property is situated within the Registration District of Tiruvallur and Sub Registration District of Poonamallee. CERSAI ID : 400009706180	Mr. Vasanth Karunakaran (As per Sale Deed Doc. No. 1034/2015)

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 Specialized ARM Branch II Chennai, No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17, Mobile: 9740145622 Email : cb7901@canarabank.com during office hours on any working day.

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

Date : 26/02/2026
Place : Chennai



कृते केनरा बैंक For CANARA BANK

[Signature]
Authorised Officer
ARM Branch-II, Chennai-17
AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26/02/2026

1. Name and Address of the Secured : Specialized ARM Branch II Chennai
Creditor No 9 & 10 Sir Thyagaraya Road, Thyagaraya
Nagar, Chennai – 17
Mobile: 9740145622
Email : cb7901@canarabank.com

2. Name and Address of the Borrowers and :
Guarantors

M/s. Vasantham Enterprises No. 2D Mother Land Dream City ECR Kanathur Muthukadu Chengalpattu – 603112	Mr. Vasanth Karunakaran 24A P R P Salai Tambaram Rose Nagar Kovilambakkam Kancheepuram – 600117	Mr. Vasanth Karunakaran Flat No.FF-2 First Floor Block D Plot No.D ARK Vigneshwar Nagar Madavilagam Chennai -600 124
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3. Total liabilities as on 23/02/2026 : Rs. 1,09,29,696.95 (Rupees One Crore
Nine Lakhs Twenty Nine Thousand Six
Hundred Ninety Six and Paise Ninety
Five 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 service provider : <https://baanknet.com>
(c) Date & Time of Auction : 20/03/2026 & Time 11:00 A.M. to
12:00 P.M. (With unlimited extension
of 5 minutes duration each till the
conclusion of the sale)
5. Reserve Price : PROPERTY 1 : Rs.36,10,000/- (Rupees
Thirty Six Lakh Ten Thousand Only)
PROPERTY 2 : Rs.37,05,000/- (Rupees
Thirty Seven Lakh Five Thousand Only)
PROPERTY 3 : Rs.46,55,000/- (Rupees
Forty Six Lakh Fifty Five Thousand Only)
PROPERTY 4 : Rs.46,55,000/- (Rupees
Forty Six Lakh Fifty Five Thousand Only)
PROPERTY 5 : Rs.23,75,000/- (Rupees
Twenty Three Lakh Seventy Five Thousand
Only)



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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 (e) below.
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on 16/03/2026 between 11.00 A.M. & 4.00 P.M.
- 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 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, 5.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve the offers in multiples of Rs.25,000/- (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 a 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.25,000/ (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 the 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, Specialized ARM Branch II Chennai, IFSC Code CNRB0007901.
- 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 10% 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 the

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- 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 eAuction 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 **16/03/2026** from **11:00 A.M** to **04:00 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 Specialized ARM Branch II Chennai, No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 600 017, Ph.: 91-9740145622 Email Id : cb7901@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: support.BAANKNET@psballiance.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 : 26/02/2026

कृते केनरा बैंक For CANARA BANK

Authorized Officer
ARM Branch-II, Chennai-17.
**AUTHORISED OFFICER
CANARA BANK**

