

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH

Ref : ARME-AUCTION/SYED LEATHERS /FY 2025 - 26/APR26

Date: 17.03.2026

To

M/s Syed Leathers
No.5 ,First Floor,
Shaikh Ali Subedar Street
Periamet,Chennai-600003

Mr.Syed Mohamed (Proprietor)
No.3/309A,Madarsha Street ,
Ashanathpuram,Begambur,
Dindigul-624002

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 I Chennai 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 I, Chennai and the undersigned proposes to sell the assets (through e-auction) more fully described in the 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,

कृते केनरा बैंक For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा / ARM Branch, Chennai-18.
AUTHORISED OFFICER
CANARA BANK



ENCLOSURE - SALE NOTICE

Internal

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
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 I, Chennai Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 22.04.2026, (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.4,35,09,821.51 (Rupees Four Crores Thirty Five lakhs Nine Thousand Eight Hundred and Twenty One and Paise Fifty One Only) due as on 03.03.2026 to the Asset Recovery Management Branch, Chennai of Canara Bank from M/s.Syed Leathers and Mr.Syed Mohamed.

The Reserve Price will be:

Property No.1 : Rs.23,00,000/- (Rupees Twenty Three Lakhs Only)
Property No.2 : Rs.18,00,000/- (Rupees Eighteen Lakhs Only)
Property No.3 : Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only)
Property No.4 : Rs.29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand Only)

The Earnest Money Deposit will be:

Property No.1 : Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only)
Property No.2 : Rs.1,80,000/- (Rupees One Lakh Eighty Thousand Only)
Property No.3 : Rs.1,45,000/- (Rupees One Lakh Forty Five Thousand Only)
Property No.4 : Rs.2,95,000/- (Rupees Two Lakh Ninety Five Thousand Only)

The Earnest Money Deposit shall be deposited on or before 21.04.2026 by 5.00 PM.

Details of Property:

Property No.1:

All that piece and parcel of House Site Property at Plot No 18,19,20,21,23,24,25, NANA Nagar, Old S No.919/2 (New S No.919/2A1) and Old S No 919 /1 (New S No.919/1A1), Velvarkottai village, Vedaandur Taluk, Dindigul District Total Measuring 9150 Sq.ft Presently the Property is in the name of Mr A Syed Mohamed S/O Abdul Khader by virtue of title deed bearing its Document No.1185/2018 Dated 09.04.2018 and 1187/2018 dated 09.04.2018.

Boundaries of the Property Plot NO : 18 (1200 Sq.ft)	Boundaries of the Property Plot NO : 19 (1200 Sq.ft)
North : Plot No 25	North : Plot No 24
South : 20- 0" Wide East-West Road	South : 20- 0" Wide East-West Road
East : 20- 0" Wide North-South Road	East : Plot No.18
West : Plot No 19	West : Plot No.20
Boundaries of the Property Plot NO : 20 (1200 Sq.ft)	Boundaries of the Property Plot NO : 21 (1950 Sq.ft)
North : Plot No 23	North : Plot No 22
South : 20- 0" Wide East-West Road	South : 20- 0" Wide East-West Road
East : Plot No.19	East : Plot No.20
West : Plot No.21	West : 17- 0" Wide North-South Road



Boundaries of the Property Plot NO : 23 (1200 Sq.ft) North : 20- 0" Wide East-West Road South : Plot No.20 East : Plot No.14 West : Plot No.27	Boundaries of the Property Plot NO : 24 (1200 Sq.ft) North : 20- 0" Wide East-West Road South : Plot No.19 East : Plot No.25 West : Plot No.23
Boundaries of the Property Plot NO : 25 (1200 Sq.ft) North : 20- 0" Wide East-West Road South : Plot No.18 East : 20- 0" Wide North-South Road West : Plot No.24	

The Property lies within the jurisdiction of office of Dindigul Sub Registrar office.

Property No.2:

All that piece and parcel House Site property at plot No 15,16,17,26,27,28 , NANA NAGAR S No 919/1A1&N , 919/2A1 Velvarkottai Village, Vendasandur taluk, Dindigul District, Total Measuring of 7200 Sq.ft Presently the Property is in the name of Mr A Syed Mohamed S/O Abdul Khader by virtue of title deed bearing its Document No.1186/2018 Dated 09.04.2018.

Boundaries of the Property Plot NO : 15 (1200 Sq.ft) North : Plot No 28 South : 20- 0" Wide East-West Road East : Park 2 Land West : Plot No.16	Boundaries of the Property Plot NO : 16 (1200 Sq.ft) North : Plot No 27 South : 20- 0" Wide East-West Road East : Plot No.15 West : Plot No.17
Boundaries of the Property Plot NO : 17 (1200 Sq.ft) North : Plot No 26 South : 20- 0" Wide East-West Road East : Plot No.16 West : 20- 0" Wide North-South Road	Boundaries of the Property Plot NO : 26 (1200 Sq.ft) North : 20- 0" Wide East-West Road South : Plot No.17 East : Plot No.27 West : 20- 0" Wide North-South Road
Boundaries of the Property Plot NO : 27 (1200 Sq.ft) North : 20- 0" Wide East-West Road South : Plot No.16 East : Plot No.28 West : Plot No.26	Boundaries of the Property Plot NO : 28 (1200 Sq.ft) North : 20- 0" Wide East-West Road South : Plot No.15 East : Park 2 Land West : Plot No.27

The Property lies within the jurisdiction of office of Dindigul Sub Registrar office.

Property No.3:

All that piece and parcel of Land property at plot No 13 and 14 Alaimagal Nagar S No 24/3A, Seelapadi Village, Dindigul Taluk, Dindigul District Total Measuring of 3325 Sq.ft Presently the Property is in the name of Mr. A Syed Mohamed S/O Abdul Khader by virtue of title deed bearing its Document No.1641/2017 Dated 24.08.2017.

Boundaries of the Property Plot NO : 13 & 14 (1622.50 Sq.ft & 1622.50 Sq.ft)

North : 20- 0" Wide East-West Road
 South : Lands in S.No 24/3C



East : Lands in S.No 24/4A & 24/4B
West : Plot No.12

Property No.4:

All that piece and parcel of land and House Building at plot No 49, Pannai Subbiah Vaithiyar Colony Old S.No 542/1, New S.No 541/7B, Pannai Subbiah Vaithiyar Colony, Seelapadi Village, Dindigul Taluk, Dindigul District Measuring 1200 Sq.ft Presently the Property is in the name of Mr A Syed Mohamed S/O Abdul Khader by virtue of title deed bearing its Document No.2722/2017 Dated 14.12.2017.

Boundaries of the Property Plot No: 49 (1200 Sq.ft)

North : 23- 0" Wide East-West Road
South : Plot No.51
East : Plot No.50
West : Plot No.49 (Part)

The Property lies within the jurisdiction of office of Dindigul Joint-1 Sub Registrar office.

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. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day.

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

Date: 17.03.2026
Place: Chennai

कृते केनरा बैंक For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा चेन्नै-18. ARM Branch, Chennai-18.
AUTHORISED OFFICER
CANARA BANK



Internal

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.03.2026

1. Name and Address of the Secured Creditor : Canara Bank,
Asset Recovery Management Branch, 524, 8th Floor,
Circle Office Building,
Anna Salai, Teynampet, Chennai – 600 018
(Ph.No.044 - 2849 6339, 2849 6900)
2. Name and Address of the Borrowers and Guarantors : M/s Syed Leathers
No.5 ,First Floor,
Shaikh Ali Subedar Street
Periamet,Chennai-600003

Mr.Syed Mohamed (Proprietor)
No.3/309A,Madarsha Street ,
Ashanathpuram,Begambur,
Dindigul-624002
3. Total liabilities as on 03.03.2026 : Rs.4,35,09,821.51 (Rupees Four Crores Thirty Five lakhs Nine Thousand Eight Hundred and Twenty One and Paise Fifty One 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 : Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).

(c) Date & Time of Auction : 22.04.2026 & 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 : Rs.23,00,000/- (Rupees Twenty Three Lakhs Only)
Property No.2 : Rs.18,00,000/- (Rupees Eighteen Lakhs Only)
Property No.3 : Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only)
Property No.4 : Rs.29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand Only)
6. Earnest Money deposit : Property No.1 : Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only)

Property No.2 : Rs.1,80,000/- (Rupees One Lakh Eighty Thousand Only)

Property No.3 : Rs.1,45,000/- (Rupees One Lakh Forty Five Thousand Only)

Property No.4 : Rs.2,95,000/- (Rupees Two Lakh Ninety Five Thousand Only)

7. Property can be inspected on : 20.04.2026

OTHER TERMS AND CONDITIONS

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, on 20.04.2026 between 11.00 A.M. & 4.00 P.M.
- 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.
- 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 21.04.2026 till 5.00 PM.
- Intending bidders if applicable shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact 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).
- The intending bidders should register their names at portal <https://baanknet.com> and 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).
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000. The bidder who submits the highest bid (not below 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.
- 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.

- j. For sale proceeds of **Rs.50 lakhs (Rupees Fifty Lakhs)** and above, **TDS shall be payable at the rate 1 % of the Sale amount** under Section 194 - IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank. The successful bidder will have to deduct TDS for sale of property of Rs.50 lakhs and above, the TDS is to be paid by the successful bidder from the sale amount. Borrower's PAN to be furnished for TDS purpose.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- n. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- o. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- p. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- q. For further details contact Canara Bank, Asset Recovery Management Branch, 524, 8th Floor, Circle Office Building, 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
- r. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- s. 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.
- t. The above property is in symbolic possession of the bank and the Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and condition of the sale.



- u. The bidder is purchasing the property in Symbolic Possession at his /own risk and responsibility.
- v. Bank will not be responsible or duly bound for handing over of physical possession.
- w. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- x. Successful Auction Purchaser has to submit the Declaration cum undertaking confirming the above terms and conditions (1 to 3) immediately after e-Auction.
- y. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

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 : 17.03.2026

कृते केनरा बैंक  CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा **AUTHORISED OFFICER** Chennai-18.
CANARA BANK

