

Our Ref: CB ARM: TRY: KSMAHA/APR/2026/MSK

Date: 27-03-2026

CANARA BANK
COVERING LETTER TO SALE NOTICE

To

1. Sri K S Mahalingam (Borrower)
W/o K S Mahalingam
34, NGGO Colony Main Road
Surampattivalasu
Erode- 638009

2. Smt M Gunasundari (Co-Borrower)
W/o K S Mahalingam
34, NGGO Colony Main Road
Surampattivalasu
Erode- 638009

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**

Yours faithfully,

प्राधिकृत अधिकारी / **Authorised Officer**

Authorised Officer
Canara Bank

ENCLOSURE - SALE NOTICE

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067



Confidential



(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: KSMAHA/APR/2026/MSK

Date: 27-03-2026

CERSAI ID: 400058247533

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) & 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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" basis on 21-04-2026 for recovery of Rs.70,95,000/- (Rupees Seventy Lakhs Ninety Five Thousand Only) due to the Secured Creditor from Mr K S Mahalingam& Smt M.Gunasundari.

The reserve price for

Property - 1: Rs. 1,35,59,000/- (Rupees One Crore Thirty Five Lakhs Fifty Nine Thousand Only)

The Earnest Money Deposit for

Property - 1: Rs.13,55,900/- (Rupees Thirteen Lakhs Fifty Five Thousand Nine Hundred Only)

1	Name and Address of the Secured Creditor	Canara Bank, ARM TRICHY Branch
2	Name and Address of the Borrower & Guarantor	1. Sri K S Mahalingam (Borrower) W/o K S Mahalingam 34, NGGO Colony Main Road Surampattivalasu Erode- 638009 2. Smt M Gunasundari (Co-Borrower) W/o K S Mahalingam 34, NGGO Colony Main Road Surampattivalasu Erode- 638009
3	Total liabilities as on 28/02/2026	Rs.70,95,000/- (Rupees Seventy Lakhs Ninety Five Thousand Only)

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential



Our Ref: CB ARM: TRY: KSMAHA/APR/2026/MSK

Date: 27-03-2026

4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET) 21/04/2026, 12:30 HRS TO 13:30 HRS TRICHY (Online)						
5	Details of Property/ies All that part and parcel of the property together with any building thereon situated at Erode Registration district, Erode Sub registration District, Erode Taluk, Previously Erode revenue Village, then outside the limits of Erode Municipality, Now within the limits of Erode Municipal Corporation, Erode Town, Old SF no.396, Revenue Ward No.III, Old Municipal Ward No.9, Old TS No.900/2B, New Resurvey Ward No.B, Block No.12, New TS No.32/Part Old TS no.13/Part, Punjai Acre 2.87 was divided into house sites & formed roads in the Site No.20 admeasuring 2100 Square feet of house site. The property is situated within the following boundaries: East of House Site No.21of K S Mahadevan West of Site No.19 of Karuppanan South of 25 ft wide East-West Road North of 25 ft wide East-West Road The property measurements are 70 feet on North -South on East and West 30 feet on East-West on North and South Total extant of 2100 Sq ft of Land & Building							
6 & 7.	Reserve Price	<table> <thead> <tr> <th>PROPERTY DETAILS</th><th>RESERVE PRICE</th><th>EMD AMOUNT</th></tr> </thead> <tbody> <tr> <td>Land and Building</td><td>1,35,59,000/- (Rupees One Crore Thirty Five Lakhs Fifty Nine Thousand Only)</td><td>Rs.13,55,900/- (Rupees Thirteen Lakhs Fifty Five Thousand Nine Hundred Only)</td></tr> </tbody> </table>	PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT	Land and Building	1,35,59,000/- (Rupees One Crore Thirty Five Lakhs Fifty Nine Thousand Only)	Rs.13,55,900/- (Rupees Thirteen Lakhs Fifty Five Thousand Nine Hundred Only)
PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT						
Land and Building	1,35,59,000/- (Rupees One Crore Thirty Five Lakhs Fifty Nine Thousand Only)	Rs.13,55,900/- (Rupees Thirteen Lakhs Fifty Five Thousand Nine Hundred Only)						
8	The property can be inspected Date & Time	On or before 20/04/2026 between 11.00 AM TO 4.00 PM.						

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential



Our Ref: CB ARM: TRY: KSMHAH/APR/2026/MSK

Date: 27-03-2026

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 **20/04/2026 between 11.00 AM TO 4.00 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.13,55,900/- 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 **20/04/2026 at 5.00 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.100,000/-** 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.100,000/-** (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



Our Ref: CB ARM: TRY: KSMAHA/APR/2026/MSK

Date: 27-03-2026

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 **20/04/2026 between 11.00 AM TO 4.00 PM..**
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential





(A GOVERNMENT OF INDIA UNDERTAKING)

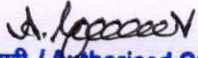
ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

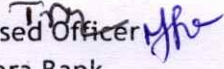
Our Ref: CB ARM: TRY: KSMaha/APR/2026/MSK

Date: 27-03-2026

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

केनरा बैंक CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer


Authorised Officer
Canara Bank

Place: TRICHY
Date: 27/03/2026



Asset Recovery Branch (ARM Branch)
1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.
E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential