



**GOMATHIPURAM BRANCH
COVERING LETTER TO SALE NOTICE**

Ref: MDU/REC/SN/1/2026-27

Date: 06.04.2026

To

1. Mrs. Nowsath Begam
W/o Mr Mohamed Yahiya
Door No.15/18, Periyar Nagar,
Rajakkur Part 2,
Rajakkur,
Madurai 625107

2. Mr Mohamed Yahiya
Door No.15/18, Periyar Nagar,
Rajakkur Part 2,
Rajakkur,
Madurai 625107

Dear 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, I on behalf of **Canara Bank, GOMATHIPURAM 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 **GOMATHIPURAM 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.

Yours faithfully,

Authorised Officer,

CANARA BANK

ENCLOSURE – SALE NOTICE

Internal



(A GOVERNMENT OF INDIA UNDERTAKING)

GOMATHIPURAM BRANCH

E-Auction Sale Notice for Sale of Immovable Assets 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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **GOMATHIPURAM Branch** of the Canara Bank., will be sold on **27.04.2026** "As is where is", "As is what is", and "Whatever there is" basis for recovery of **Rs. 23,83,188.96/- (Rupees Twenty Three Lakhs Eighty Three Thousand One Hundred Eighty Eight and Paisa Ninety Six only)**, as on **20.11.2025** and further interest there on from 21.11.2025 + cost due to the **GOMATHIPURAM Branch** of Canara Bank from **Mrs. L Nowsath Begam and Mr. Mohamed Yahiya.**

The reserve price will be **Rs. 10,90,000/- (Rupees Twelve Lakh Ninety Thousand only).**

The earnest money deposit will be **Rs. 1,09,000/- (Rupees One Lakh Nine Thousand only).**

The Earnest Money Deposit shall be deposited on or before **27.04.2026** till 11.30am.

Details and full description of the property(ies):

All the part and parcel of the property situated in Madurai District, Madurai North Registration District, Othakadai Sub-District, Madurai East Taluk, Rajakkur Village corresponding to R.S.No.113/1B1 to an extent 56 cents land now as per UDR bearing patta No.133 UDR S.No.113/1B1 an extent 0.22.5 Ares, UDR.S.No.113/2B to an extent 46 cents land and R.S.No 113/3B to an extent 1 Acre 58 Cents land in that middle portion 75 cents land as per UDR S.No. 113/3B1 to an extent 0.28.5 Ares i.e., 70 cents land altogether divided into various layout plots in the name and style of " SRI THIRUPPATHI NAGAR" in that bearing plot No 24 house site specifically comprised in R.S.No.113/2B and R.S.No 113/3B1 and bounded on

On the North by R.S.No. 113/3B1 vacant land

On the East by R.S.No.113/3B1 vacant land

On the South by Plot No. 15 House Site

On the West by 20 feet wide common road

Admeasuring , East West on Northern side 30 feet, East West on southern side 30 feet, North South on western side 30 feet, North South on Eastern side 30 feet.

Admeasuring for an extent 900 Sqft House Site

Road area for an extent 300 Sqft,

Altogether total to an extent 1200 Sqft i.e., 2cents 328 Sqft. As per UDR bearing Patta No.635 comprised in R.S.No.113/2B1 and R.S.No.113/3B1. This property situated within the jurisdiction of Rajakkur Village Panchayat, Madurai East Taluk, Madurai

For detailed terms and conditions of the sale please refer the link “WHAT’S NEW” – PROPERTIES AUCTION provided in Canara Bank’s website (www.canarabank.com) or may contact **GOMATHIPURAM Branch**, Canara Bank, Ph. No. 9489046249 or Regional Office, Madurai, Ph No. 94890 10097 during office hours on any working day.

Date: 06.04.2026

AUTHORISED OFFICER

Place: Madurai

CANARA BANK

DETAILS :

1	Name and Address of the Secured Creditor	Canara Bank, GOMATHIPURAM Branch, 2/573-3, I FLOOR, 6TH MAIN ROAD, AT: TALLAKULAM HSG BOARD COLONY PO, Anna Nagar S.O(Madurai), Pin-625020
2	Name and Address of the Borrower/ Guarantor	Mrs. Nowsath Begam W/o Mr Mohamed Yahiya Door No.15/18, Periyar Nagar, Rajakkur Part 2, Rajakkur, Madurai 625107 Mr Mohamed Yahiya Door No.15/18, Periyar Nagar, Rajakkur Part 2, Rajakkur, Madurai 625107
3	Total liabilities	Rs. 23,83,188.96/- (Rupees Twenty Three Lakhs Eighty Three Thousand One Hundred Eighty Eight and Paisa Ninety Six only), as on 20.11.2025 and further interest there on from 21.11.2025 + cost
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com/ support.ebkray@procure247.com/

c)	Date & Time of Auction :	27.04.2026, & 12:30 PM to 1.30 pm
d)	Portal of E-Auction :	https://ebkray.in/
5	Details of Properties:	All the part and parcel of the property situated in Madurai District, Madurai North Registration District, Othakadai Sub- District, Madurai East Taluk, Rajakkur Village corresponding to R.S.No.113/1B1 to an extent 56 cents land now as per UDR bearing patta No.133 UDR S.No.113/1B1 an extent 0.22.5 Ares, UDR.S.No.113/2B to an extent 46 cents land and R.S.No 113/3B to an extent 1 Acre 58 Cents land in that middle portion 75 cents land as per UDR S.No. 113/3B1 to an extent 0.28.5 Ares i.e., 70 cents land altogether divided into various layout plots in the name and style of " SRI THIRUPPATHI NAGAR" in that bearing plot No 24 house site specifically comprised in R.S.No.113/2B and R.S.No 113/3B1 and bounded on On the North by R.S.No. 113/3B1 vacant land On the East by R.S.No.113/3B1 vacant land On the South by Plot No. 15 House Site On the West by 20 feet wide common road Admeasuring , East West on Northern side 30 feet, East West on southern side 30 feet, North South on western side 30 feet, North South on Eastern side 30 feet. Admeasuring for an extent 900 Sqft House Site Road area for an extent 300 Sqft, Altogether total to an extent 1200 Sqft i.e., 2cents 328 Sqft. As per UDR bearing Patta No.635 comprised in R.S.No.113/2B1 and R.S.No.113/3B1.This property situated within the jurisdiction of Rajakkur Village Panchayat, Madurai East Taluk, Madurai
6 a)	Reserve Price	The reserve price will be Rs. 10,90,000/- (Rupees Twelve Lakh Ninety Thousand only).
b)	EMD & last date of deposit of EMD :	The earnest money deposit will be Rs. 1,09,000/- (Rupees One Lakh Nine Thousand only). The Earnest Money Deposit shall be deposited on or before 27.04.2026 till 11.30am.
7	Other terms and conditions :	
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website https://ebkray.in/ . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.	
b)	The property can be inspected with prior appointment of Branch / Authorised Officer.	
c)	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.	
d)	EMD amount of 10% of the Reserve Price is to be deposited at https://ebkray.in/ .	

e)	Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com/ support.ebkray@procure247.com/
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.04.2026 till 11.30am, to Canara Bank, GOMATHIPURAM Branch, by hand or by email. i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No. ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. iii) Bidders Name. Contact No. Address, E Mail Id. iv) Bidder's A/c details for online refund of EMD.
g)	The intending bidders should register their names at portal https://ebkray.in/ and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com/ support.ebkray@procure247.com/
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000/- as incremental value). The bidder who submits the highest bid (above 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.
j)	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.
k)	For sale proceeds of Rs. 50 (Rupees Fifty) lakhs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
n)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or GOMATHIPURAM Branch who, as a facilitating centre, shall make necessary arrangements.
o)	For further details contact Authorised Officer Canara Bank, Regional Office Madurai or the service provider M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com/ support.ebkray@procure247.com/
<u>SPECIAL INSTRUCTION/CAUTION</u> 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: 06.04.2026
Date: Madurai

AUTHORISED OFFICER
CANARA BANK

Internal