

SPECIALIZED ARM II BRANCH CHENNAI [7901]

Ref: COCHN/7901/SN/GREENOCARE

Date: 02/04/2026

To

1) M/s Green O Care Engineering Pvt Ltd.

Registered Office:

NO. 55 FIRST FLOOR, KAMRAJ AVENUE, FIRST STREET, KASTURBA NAGAR, ADAYAR, CHENNAI - 600020

Factory Office:

FACTORY: S.NO 124/A2, SIRUNALLUR VILLAGE, MADURANTHAGAM TALUK, CHENGALPET DIST - 603309

Represented by its Director(s)

2) Mr. V Kannan S/o K Venkatraman

95, Theerthagiri Road, Salem - 636001, T.N.

3) Mrs. K Renuka W/o V Kannan

J-303, Indraprasth-5,
Prahlaad Nagar, Near HDFC Bank,
Ahmedabad - 380015, Gujarat.

4) Mr. V Kannan S/o K Venkatraman

FLAT NO 3A NO 35
VENKATHRATHINAN NAGAR
ADYAR CHENNAI 600020

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorized Officer, Canara Bank, Specialized ARM II 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 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

AUTHORIZED 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

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SPECIALIZED ARM II BRANCH CHENNAI [7901]

SALE NOTICE

Date: 02/04/2026

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) and 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 constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of **Specialized ARM II Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is on **24.04.2026**, for recovery of **Rs. 40,58,80,200.43 (Rupees Forty Crores Fifty Eight Lakhs Eighty Thousand Two Hundred and paise Forty Three only)** as on **27.02.2026** plus applicable interest and incidental charges from thereon to the **Specialized ARM II Branch** of Canara Bank from 1) **M/s Green O Care Engineering Pvt Ltd.**, having its registered Office at NO. 55 FIRST FLOOR, KAMRAJ AVENUE, FIRST STREET, KASTURBA NAGAR, ADAYAR, CHENNAI – 600020 and Factory Office at S.NO 124/A2, SIRUNALLUR VILLAGE, MADURANTHAGAM TALUK, CHENGALPET DIST – 503309 **Represented by its Directors 2) Mr. V Kannan** S/o K Venkatraman 95, Theerthagiri Road, Salem – 636001, T.N. and 3) **Mrs. K Renuka** W/o V Kannan J-303, Indraprasth-5, Prahlad Nagar, Near HDFC Bank, Ahmedabad – 380015, Gujarat.4) **Mr. V Kannan** S/o K Venkatraman Flat No: 3A No. 35, Venkatarathinan Nagar, Adyar, Chennai – 600020.

The reserve price of **Property 1:** will be **Rs.3,64,00,000/- (Rupees Three Crores Sixty Four Lakhs only)** and the earnest money deposit will be **Rs.36,40,000/- (Rupees Thirty Six Lakhs Forty Thousand only)**. The Earnest Money Deposit shall be deposited on or before **24.04.2026 till 10:00 am**.

The reserve price of **Property 2:** will be **Rs.1,61,60,000/- (Rupees One Crore Sixty One Lakhs and Sixty Thousand Only)** and the earnest money deposit will be **Rs.16,16,000/- (Rupees Sixteen Lakhs and Sixteen Thousand only)**. The Earnest Money Deposit shall be deposited on or before **24.04.2026 till 10:00 am**.

Property 1: TYPE: Residential cum Industrial Building

Mixed Land (1.10 + 2.10 = 3.20 Acres or 139392 Sq.ft) and Residential / Industrial Building (RCC(GF) 2857 Sq.ft + Galvalume Sheet (GF) 18475 Sq.ft) at SF No:144/2B1B (1.10 Acres), 144/2B2B (2.10 Acres), Vadukathanpatti Village, Pethanaickenpalayam Taluk, Salem District the name of Sri. V. Kannan, Director situated in Salem District, Salem(East) Registration District, Vazhapady Sub Registration District, Vadugathampatty Village.



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Item No.1: S.No.144/2B1B

Bounded on the

North by: Cart track / Road
South by: Land of Angan and others
East by: Land of Parvathi
West by: Below Referred Item No.2

Item No.2: S No.144/2B2B

Bounded on the

North by: Cart track/Road proceeding to Umaiyaipuram Pachiyaye Kovil
South by: Land of Lakhsmanan and others
East by: Land of Unnamalai and above mentioned Item No.1
West by: Land of Unnamalai and remaining land in Survey No.144/2B2

Property 2: TYPE: Residential Building

Mixed Land (2520 Sq.ft) & Building (GF+FF+SF = 5035 Sq.ft) at D No: 62/3, Bharathiar 3rd Street, Ammapet Village, Salem Corporation comprised in Ward-AJ, Block-11, T.S.No.8/2 & 8/3, New T.S.No.8/2J & T.S.No.8/3B situated at Military Road, Ammapet Village, J Division, 10th Ward, Salem in the name of Sri. V. Kannan, Director Situated within Salem Joint I Sub Registration District and Salem District East Registration

Bounded on the

North by: Vacant Land in Ward AJ, Block-11, TS No.8/2K & T.S No.8/3C belonging to Manicka Mudaliyar
South by: House property in Ward-AJ, Block-11, TS No.8/2J belonging to Vijayalakshmi and house properties in ward-AJ, Block-11, T.S No.8/3J belonging to Kannan & Saraswathi
East by: 15 feet wide South-North common Road
West by: East West 3 feet wide, South-North drainage

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.



Place : Chennai
Date : 02/04/2026

कृते केनरा बैंक For CANARA BANK
Authorized Officer
ARM Branch-II, Chennai-17.
**AUTHORISED OFFICER
CANARA BANK**

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

Confidential

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02/04/2026

1. Name and Address of the Secured Creditor-

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

2. Name and Address of the Borrower(s):

1) **M/s Green O Care Engineering Pvt Ltd.**

Registered Office:

NO. 55 FIRST FLOOR, KAMRAJ AVENUE, FIRST STREET, KASTURBA NAGAR,
ADAYAR, CHENNAI – 600020

Factory Office:

FACTORY: S.NO 124/A2, SIRUNALLUR VILLAGE, MADURANTHAGAM TALUK,
CHENGALPET DIST – 503309

Represented by its Director(s)

2) **Mr. V Kannan S/o K Venkatraman**

95, Theerthagiri Road, Salem – 636001, T.N.

3) Mrs. K Renuka W/o V Kannan J-303, Indraprasth-5, Prahlad Nagar, Near HDFC Bank, Ahmedabad – 380015, Gujarat.	4) Mr. V Kannan S/o K Venkatraman FLAT NO 3A NO 35 VENKATHRATHINAN NAGAR ADYAR CHENNAI 600020
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3. Total liabilities: **Rs. 40,58,80,200.43 (Rupees Forty Crores Fifty Eight Lakhs Eighty Thousand Two Hundred and paise Forty Three only)** as on **27.02.2026** plus applicable interest and incidental charges from thereon.

4. (a) Mode of Auction : **E- AUCTION**

(b) Details of Auction service provider: **M/s PSB Alliance Pvt Ltd**

(c) Date & Time of Auction: **24/04/2026 & Time 11:00am. to 12:00 p.m.**

(d) Place of Auction : : <https://baanknet.com>

5. Reserve Price :

The reserve price of **Property 1** will be **Rs.3,64,00,000/- (Rupees Three Crores Sixty Four Lakhs only)**

The reserve price of **Property 2** will be **Rs.1,61,60,000/- (Rupees One Crore Sixty One Lakhs and Sixty 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 **20/04/2026** 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 **24/04/2026**, 10.00 AM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-** (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 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.1,00,000/-** (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 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**.

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



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- 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 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 **20/04/2026** 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

The bidders in their own interest should avoid bidding in the last minutes/seconds. 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 : 02/04/2026



केनरा बैंक For CANARA BANK

Authorized Officer
ARM Branch-II, Chennai-17.

**AUTHORISED OFFICER
CANARA BANK**