

**COVERING LETTER TO SALE NOTICE
SALE NOTICE ISSUED UNDER SARFAESI ACT**

Ref: **ARM/SAR/SALE/MOHAN B/935/2026**

Date : 08-04-2026

To,

**1.MR. MOHAN B (BORROWER)
S/O BHASKAR,
398,GIRI COTTAGE,
PEYTONS ROAD, OOTY,
NILGIRIS-643001
9442084718**

**2.MR. MANIVANNAN L (GUARANTOR)
S/O LATE LINGAN,
2/560 TEACHERS COLONY,
ASHOKAPURAM,
COIMBATORE-641035
9442084718**

**ALTERNATE ADDRESS
3.MR. MANIVANNAN L(GUARANTOR)
S/O LATE LINGAN,
2/82 ITHAR,ITHALAR VILLAGE,
NILGIRIS-643004
9543954755**

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, 2002¹.

As you are aware, I on behalf of **Canara Bank Regional office -II** have taken symbolic 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 us. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice. In furtherance of the earlier notice **ARM/SAR/SALE/MOHAN B/860/2026 DATE:11-03-2026** where in **15 days** period was given to settle the dues and in terms of the provisions of the subject Act and Rules made there under, 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**, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

Yours faithfully,

Authorized Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

ANNEXURE - 13

(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 **Symbolic possession** of which has been taken by the Authorised Officer of **Coimbatore Regional office -II** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28-04-2026**, for recovery of **Rs.33,26,569.14 (Rupees Thirty Three Lakhs Twenty Six Thousand Five Hundred and Sixty Nine and Paise Fourteen only)** as on **04-04-2026** and further interest due to **ARM Branch of Canara Bank -Coimbatore** from 1). Mohan B (Borrower) and 2). Manivannan L(Guarantor)

The reserve price and the earnest money deposit for the properties are listed below. The Earnest Money Deposit (EMD) shall be deposited on or before **11.00 A.M. of 28-04-2026**.

The reserve price will be **Rs.48,56,000/- (Rupees Forty Eight Lakhs Fifty Six Thousand only)** and the earnest money deposit will be **Rs. 4,85,600/-(Rupees Four Lakhs Eighty Five Thousand Six Hundred only)**

Details and description of the immovable property:

Part and Parcel of Land and Building as described below.

Property No.1:

Item No:1

Plant & Machineries Hypothecated to bank.

Item No.2:

Registration District-The Nilgiris

Registration Sub- District- Udhagamandalam Joint-II

Taluk- Kundha

Village-Ithalar

S. No	Old Survey No	New Survey No	Patta No	Total Extent	Extent belongs to applicant
1	259/13	272/7B	2606	6.43Acre	16 Cents
2	261/1	175/5B	2611	3.44Acre	8.5 Cents

Total 24.5 cents of land and all appurtenance attached with it.

Boundaries for 16 cents land in Survey No.272/7B:

East : Ithalar- Bambatty Road
West: New R.S.No.271
South: Portion of new R.S.No.272/7
North: New R.S.No.271

Boundaries for 8.5 cents land in Survey No.175/5B:

East : Land in Survey No.175/5A belonging to chinthamani
West & South: Panchayat Board Road
North: Land in Survey No.175/5A belonging to I.B. Chandran

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 Branch in charge / Chief Manager /Authorised Officer, **ARM branch, Canara Bank**, Ph. No.**9489043584** during office hours on any working day.

Date: **08-04-2026**
Place: **COIMBATORE**

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08-04-2026

1	Name and Address of the Secured Creditor	Canara Bank, ARM BRANCH ,CANARA BANK, GUJARAT SAMAJ BUILDING,661-1,MTP ROAD,R S PURAM, COIMBATORE-641002
2	Name and Address of the Borrower (s)/ Guarantor(s)	1.MR. MOHAN B (BORROWER) S/O BHASKAR, 398,GIRI COTTAGE, PEYTONS ROAD, OOTY, NILGIRIS-643001 2.MR. MANIVANNAN L (GUARANTOR) S/O LATE LINGAN, 2/560 TEACHERS COLONY, ASHOKAPURAM, COIMBATORE-643004 ALTERNATE ADDRESS 3.MR. MANIVANNAN L(GUARANTOR) S/O LATE LINGAN, 2/82 ITHAR,ITHALAR VILLAGE, NILGIRIS-643004
3	Total liabilities as on 04-04-2026	Rs.33,26,569.14 (Rupees Thirty Three Lakhs Twenty Six Thousand Five Hundred and Sixty Nine and Paise Fourteen only) with further interest from 05-04-2026 + cost due to the ARM branch of Canara Bank.
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s PSB Alliance Pvt Ltd, Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.BAANKNET@psballiance.com/
c)	Date & Time of Auction :	28-04-2026 & 11.30 a.m. to 12.30 p.m.
d)	Portal of E-Auction :	https://baanknet.com/
5a)	Reserve Price	The reserve price for Property will be Rs.48,56,000/- (Rupees Forty Eight Lakhs Fifty Six Thousand only)
b)	EMD & last date of deposit of EMD:	The earnest money deposit for Property will be Rs. 4,85,600/- (Rupees Four Lakhs Eighty Five Thousand Six Hundred only) The Earnest Money Deposit shall be deposited on or before 11.00 A.M. of 28-04-2026.

6	Other terms and conditions :
a)	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.
b)	The property can be inspected, with prior appointment of Authorized Officer, ARM Branch, Coimbatore on 27-04-2026 .
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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkgray) 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 11.00 A.M. of 28-04-2026 .
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 Pvt Ltd, Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.BAANKNET@psballiance.com/ https://baanknet.com/
f)	After payment of the EMD amount through M/s PSB Alliance Private Limited (E-bkgray) portal directly or by generating the Challan the intending bidders should submit a copy of the following documents/details on or before 11.00 A.M. of 28-04-2026 to Canara Bank, ARM Branch Coimbatore branch by email. i) 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. ii) Bidders Name, Contact No., Address, E Mail Id.
g)	The intending bidders should register their names at portal https://baanknet.com/ and get their User ID and password free of cost. M/s PSB Alliance Pvt Ltd, Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.BAANKNET@psballiance.com/ https://baanknet.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.1,00,000/- (Rupees One lakhs Only) . 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 or on the next working day 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/her 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. 50.00 lakhs (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 at any time without assigning any reason thereof.
n)	For further details contact Branch in charge / Manager, ARM branch, Canara Bank, Ph. No. 9489043584 EMAIL ID: cb4712@canarabank.com (OR) Authorised Officer, Canara bank, ARM Branch coimbatore Ph. No. 0422-2555655; E-mail id : cb4712@canarabank.com during office hours on any working day. OR the service provider M/s PSB Alliance Pvt Ltd, Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.BAANKNET@psballiance.com/ https://baanknet.com/.

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.

DATE : 08-04-2026
PLACE :Coimbatore

Authorized Officer
Canara Bank