

THOUSAND LIGHTS BRANCH

No: 5, Greams Road, Thousand Lights, Chennai, Tamil Nadu-600 006
Mob No: 9092213811/8870922926/9498346053 Email: cb0941@canarabank.com

Ref: THOUSAND LIGHTS/SALE NOTICE /NAVAMIN/2026

Date: 18.04.2026

To

M/s NAVAMIN PHARMACEUTICALS PVT. LTD. (Borrower) NEW NO.11 / 3, OLD 6 / 3, II FLOOR 4TH STREET, BHARATHI NAGAR T NAGAR, CHENNAI - 600 017 and 105 (44), PERIYAR ROAD T.NAGAR CHENNAI - 600017	Mr. D P VENKATESAN (Director) NO 37 KALA FLATS D.NO 172 HABIBULLAH ROAD T NAGAR, CHENNAI - 600 017
Ms. D V LATHA (Director) D/O D P VENKATESAN NO 11/3 OLD NO 6/3 II FLOOR 4TH STREET, BHARATHI NAGAR T NAGAR, CHENNAI - 600 017	Mrs. NIRMALA VENKATESAN (Guarantor) W/O D P VENKATESAN NO 37 KALA FLATS D.NO 172 HABIBULLAH ROAD T NAGAR, CHENNAI - 600 017

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, the Authorized Officer, Canara Bank, had taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Chennai Thousand Lights Branch** of Canara Bank. The undersigned proposes to sell the assets (through e-auction) more fully described in this 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 (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.

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,

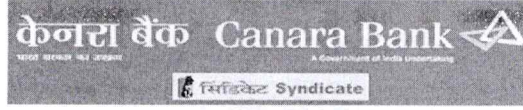
**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE - SALE NOTICE

प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

Internal





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SALE NOTICE

Ref: THOUSAND LIGHTS/SALE NOTICE /NAVAMIN/2026

Date: 18.04.2026

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers that the below described immovable property mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Thousand Lights Branch** of the Canara Bank, will be sold with "As is where is", "As is what is", and "Whatever there is" on **11-05-2026 (Time 11.00 a.m. to 12.00 p.m.)** for recovery of **Rs. 2,22,38,039.12 (Rupees Two Crore Twenty two lakhs Thirty Eight thousand Thirty Nine and Twelve paise only)** due as on **14.04.2026** to the **Thousand Lights Branch** of Canara Bank from

M/s NAVAMIN PHARMACEUTICALS PVT. LTD. (Borrower) NEW NO.11 / 3, OLD 6 / 3, II FLOOR 4TH STREET, BHARATHI NAGAR T NAGAR, CHENNAI - 600 017 and 105 (44), PERIYAR ROAD T NAGAR CHENNAI - 600017	Mr. D P VENKATESAN (Director) NO 37 KALA FLATS D.NO 172 HABIBULLAH ROAD T NAGAR, CHENNAI - 600 017
Ms. D V LATHA (Director) D/O D P VENKATESAN NO 11/3 OLD NO 6/3 II FLOOR 4TH STREET, BHARATHI NAGAR T NAGAR, CHENNAI - 600 017	Mrs. NIRMALA VENKATESAN (Guarantor) W/O D P VENKATESAN NO 37 KALA FLATS D.NO 172 HABIBULLAH ROAD T NAGAR, CHENNAI - 600 017

Details of the Property and Reserve Price

Property - 1

All that piece and parcel of Land and Building bearing Flat No: 37, Third Floor, Kala Flats, Old Door No: 108, New Door No: 94, Present Door No: 172, Habibullah Road, T. Nagar, Chennai - 600017, comprised in Town Survey No: 6784, Block No: 106, T. Nagar Village, Land Measuring an Extent of 453.50 Sq. Feet Undivided Share out of 10065 Sq.ft (or) 4 Grounds and 465 Sq. feet, together with Flat Area 990 Sq. feet (including common areas),
Bounded on the:-

North by : Parthasarthy Perumal Koil Land
South by : Habibullah Road,
East by: Krishna Iyer's Property
West by: Mr. Chakravarthi's land

Within the Sub Registration District of T. Nagar and Registration District of South Chennai.

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The reserve price of the above property will be **Rs. 81,00,000/-** (Rupees Eighty One lakhs only) and the earnest money deposit will be **Rs. 8,10,000/-** (Rupees Eight lakhs ten Thousand Only). The Earnest Money Deposit shall be deposited on or before 10.05.2026 till 5.00 p.m.

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 may contact Recovery Section, Regional Office Chennai South, (Mob. No.: 9092213811/8870922926/9498346053) during office hours on any working day.

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

Date: **18.04.2026**

Place: Chennai

**AUTHORISED OFFICER
CANARA BANK**

Authorised Officer

CANARA BANK

Regional Office
Chennai South

लेखमी एस / LEKSHMI S
वर्तन प्रबन्ध / Divisional Manager
ह.अ.म. / SP No. 57314

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.04.2026

1) Name and Address of the Secured Creditor:	Canara Bank, Thousand Lights Branch 5, Greams Road, Thousand lights, Chennai – 600006
2) Name and address of the borrowers	
M/s NAVAMIN PHARMACEUTICALS PVT. LTD. (Borrower) NEW NO.11 / 3, OLD 6 / 3, II FLOOR 4TH STREET, BHARATHI NAGAR T NAGAR, CHENNAI - 600 017 and 105 (44), PERIYAR ROAD T NAGAR, CHENNAI - 600017	Mr. D P VENKATESAN (Director) NO 37 KALA FLATS D.NO 172 HABIBULLAH ROAD T NAGAR, CHENNAI – 600 017
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3) Total Liabilities as on 14.04.2026	Rs. 2,22,38,039.12 (Rupees Two Crore Twenty two lakhs Thirty Eight thousand Thirty Nine and Twelve paise only)
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)

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c. Date & Time of Auction	11.05.2026 (Time 11.00 a.m. to 12.00 p.m.)
d. Portal of E-Auction	https://baanknet.com
5) Reserve Price	Rs. 81,00,000/- (Rupees Eighty One lakhs only)

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 or before 05.05.2026 between 11.00 A.M. & 1.00 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 10.05.2026** till 5.00 PM.
- 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 **Baanknet(M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051 ,Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10.05.2026** 5.00 PM, to Canara Bank, Chennai Thousand lights Branch, by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- The intending bidders should register their names at portal <https://baanknet.com> 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.**

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- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/-**. 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.**
- 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. 50.00 (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate as applicable under Section 194 – IA, 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. 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.
- o. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- p. 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.
- q. 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 Chennai Thousand Lights branch who, as a facilitating center, shall make necessary arrangements.
- r. For further details contact Canara Bank, THOUSAND LIGHTS BRANCH, No: 5, Greams Road, Thousand Lights, Chennai, Tamil Nadu-600 006 Mob.: **Phone: Mob No: 9092213811/8870922926/9498346053, Email Id - cb0941@canarabank.com** OR the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/6354910172/8291220220/8892219848/8160205051, Email: support.baanknet@psballiance.com/ support.baanknet@procure247.com).

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- s. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- t. 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

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: 18.04.2026

**AUTHORISED OFFICER
CANARA BANK**

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