

(A GOVERNMENT OF INDIA UNDERTAKING)

**NAZARETH BRANCH
COVERING LETTER TO SALE NOTICE**

Ref: CB/SN/ 1113651018068/01/2026-27

Date: 29/04/2026

To

Mr.Joe Austin A
S/o.Augustin
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mr.Augustin
S/o.A.P.R Rajapandian
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mr.Jayachandran R
S/o.A.P.R Rajapandian
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Miss.Harrin Ashney A (Legal Heir of Mr.Augustin R)
D/o. Augustin R
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mrs.Golda Leethial Shammah (Legal Heir of Mr.Augustin R)
W/o. Augustin R
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mr.Williams R
S/o.A.P.R Rajapandian
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mrs.Grace Sahaya Sheba S (Legal Heir of Mr. Williams R)
W/o.Williams R
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

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Mr.Nevilims Baniel W (Legal Heir of Mr. Williams R)
S/o.Williams R
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mr.Jefflims Samraja W (Legal Heir of Mr. Williams R)
S/o.Williams R
NO : 5/97, Churuch Street,
Pillayanmanai, Vellamadam Village,
Tiruchendur Tk, Thoothukudi

Mr.Asir Benjamine S
S/o Selvaraj
No : 14 valaiyadi, Nazareth,
Thoothukudi

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 , **Nazareth** 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 **Nazareth** 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

(A GOVERNMENT OF INDIA UNDERTAKING)

**NAZARETH BRANCH
SALE NOTICE**

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 provision 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 **Nazareth** of the Canara Bank., will be sold “As is where is”, “As is what is”, and “ Whatever there is” on 30/05/2026 for recovery of **Rs. 17,48,060.31 (Rupees Seventeen Lakh Forty Eight Thousand and Sixty and Paise Thirty One Only)** due as on 28/04/2026 with further interest and cost to the **Nazareth** Branch of Canara Bank from borrower **Mr.Joe Austin A, S/o Augustin, Mr.Augustin S/o A.P.R Rajapandian** and Guarantors **Mr.Asir Benjamine S, S/o Selvaraj, Mr.Jayachandran S/o. A.P.R Rajapandian, & Mr.Williams, S/o A.P.R Rajapandian, known and unknown Legal Heirs of Borrowers and guarantors**

The Reserve price and Earnest money deposit details will be

S NO	Property Details	Reserve Price	Earnest Money
1	Land and commercial buliding	Rs.61,40,000/-(Rupees Sixty One Lakh Forty Thousand Only)	Rs.6,14,000/-(Rupees Six Lakh Fourteen Thousand Only)

The Earnest Money Deposit shall be deposited on or before 29/05/2026.

Details and full description of the property:

Sl. No.	Immovable	Name of the Title holder
i.)	(i) Punja Survey No: 124/13 (New Sub division: 124/22A)-10 Cents of Land with in the Total Extent 1 Acre and 90 Cents. Detailed below: Palayamkottai Registration District. Nazareth Sub Registry. Nazareth Revenue Village within the limts of Nazareth Town Panchayat, Ward No. 6 Market IInd Lane Punja Survey No: 124/13 (New Subdivision 124/22A) 10 cents of land within the Total extent 1 Acre and 90 cents of Land within the following boundaries: BOUNDARIES: West: IInd Item of Property North : Pathway East : IIIRD Item of Property South : Samson Thangiah's Land (ii) Punja Survey No: 124/13 (New Sub division: 124/22A)-3.75 Cents of Land comprised with a building bearing Door Nos. 211, (New No. 9)	Mr.Augustin S/o A.P.R Rajapandian, Mr.Jayachandran S/o A.P.R Rajapandian, & Mr.Williams, S/o A.P.R Rajapandian

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	Detailed below: Palayamkottai Registration District, Nazareth Sub Registry, Nazareth Revenue Village within the limits of Nazareth Town Panchayat, Ward No. 6 Market Hind Lane Punja Survey No: 124/13 (New Sub division: 124/22A)-3.75 cents of land comprised with a building bearing Door Nos. 211, (New No. 9) within the following boundaries: East : 1st Item of Land West : Pathway North : Pathway South : Samson Thangiah's Land (iii) Punja Survey No: 124/13 (New Sub division 124/22A) 6 Cents of Land measuring East West 54 Links, North South 106 Links. Detailed below: Palayamkottai Registration District, Nazareth Sub Registry, Nazareth Revenue Village within the limits of Nazareth Town Panchayat, Ward No. 6 Market Hind Lane Punja Survey No: 124/13 (New Sub division: 124/22A)- 6 cents of land measuring East West 54 Links, North South 106 Links within the following boundaries: East : land sold by Quaring South : Daniel Sunderraj's land West : 1st Item North : Pathway	
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Date: 29/04/2026

Place: Nazareth

Authorised Officer

CANARA BANK

Detailed terms and conditions of the Sale Notice dated 29/04/2026

1	Name and Address of the Secured Creditor	Canara Bank, Nazareth Branch
2	Name and Address of the Borrower/ Guarantor	Mr. Joe Austin A S/o. Augustin NO : 5/97, Churuch Street, Pillayanmanai, Vellamadam Village, Tiruchendur Tk, Thoothukudi Mr. Augustin S/o. A.P.R Rajapandian NO : 5/97, Churuch Street, Pillayanmanai, Vellamadam Village,

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		Tiruchendur Tk, Thoothukudi Mr. Jayachandran R S/o.A.P.R Rajapandian NO : 5/97, Churuch Street, Pillayanmanai, Vellamadam Village, Tiruchendur Tk, Thoothukudi Mr. Williams R S/o.A.P.R Rajapandian NO : 5/97, Churuch Street, Pillayanmanai, Vellamadam Village, Tiruchendur Tk, Thoothukudi Mr. Asir Benjamine S S/o Selvaraj No : 14 valaiyadi, Nazareth, Thoothukudi
3	Total liabilities as on 28/04/2026	Rs. 17,48,060.31 (Rupees Seventeen Lakh Forty Eight Thousand and Sixty and Paise Thirty One Only) due as on 28/04/2026 with further interest + cost
4 a)	Mode of Auction :	Online Auction (E-Auction)
b)	Details of Auction service provider:	M/s. PSB Alliance (BAANKNET), (Mobile.no 7046612345/6354910172/8291220220) Email - support.baanknet@psballiance.com
c)	Date & Time of Auction :	Date 30/05/2026 Time between 11.00 am – 12.00 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	www.baanknet.com
5 a)	Reserve Price :	Rs.61,40,000/-(Rupees Sixty One Lakh Forty Thousand Only)
	EMD	Rs.6,14,000/-(Rupees Six Lakh Fourteen Thousand Only)
	Last date of deposit of EMD	29/05/2026 till 4 pm
6	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website www.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 Branch / Authorized 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 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 29/05/2026 till 4 pm.	
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 (BAANKNET), (Mobile.no 7046612345/6354910172/8291220220) Email - support.baanknet@psballiance.com	

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f)	After payment of the EMD amount through M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan, the intending bidders should submit a copy of the following documents/details on or before 4.30 p.m. of 29/05/2026 to Canara Bank, Nazareth Branch by hand or 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 www.baanknet.com 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 (BAANKNET), (Mobile.no 7046612345/6354910172/8291220220) Email - support.baanknet@psballiance.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 multiples of Rs.25,000 . The bidder who submits the highest bid 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
k)	For sale proceeds of Rs.50.00 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)	Authorized 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.
	For further details contact Manager, Canara Bank, Nazareth Branch (9489046317) e-mail id cb1113@canarabank.com OR Regional Office, Thoothukudi Ph No: 9994398298 OR the service provider M/s. PSB Alliance (BAANKNET), (Mobile.no 7046612345/6354910172/8291220220) Email - support.baanknet@psballiance.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: Nazareth

Date: 29/04/2026

Authorised Officer

Canara Bank