

ARM BRANCH MADURAI

COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU 0078 SN THAVAMANI SB 2026-2027 GK

Date: 04/05/2026

To

1. Mr. Thavamani S.B (Borrower)
S/O Sankar
147 Muthuramalingam
Chinnamanur, Theni Dist, Pin-625515,
Cell: 9443805406.

2. Mrs. Dhanalakshmi.T (Co- Borrower)
W/O Thavamani S.B
147/W4 Muthuramalingam Street,
Chinnamanur, Theni-Pin-625515.

Mrs. Dhanalakshmi.T (Co- Borrower)
W/O Thavamani S.B
147, Kasp Road, Chinnamanur,
Uthamapalaiyam, Chinnamanur,
Theni – 625515.

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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of **Canara Bank, ARM Branch, Madurai** 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 **Canara Bank, ARM Branch, Madurai**.

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



**ARM BRANCH MADURAI
SALE NOTICE**

E-Auction Sale Notice for Sale of Movable and 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 Borrower (s) and Guarantor (s) that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of cumbum Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **27/05/2026** for recovery of **Rs. 2,66,35,573.13** (Rupees Two Crore Sixty Six Lakh Thirty Five Thousand Five Hundred Seventy Three and Paise Thirteen Only) as on **31/03/2026** with further interest from **01/04/2026** + cost due to the ARM Branch, Madurai of Canara Bank from **Mr. Thavamani S.B and Mrs. Dhanalakshmi.T**

Property No.1 (Property of Thavamani) :

The Reserve price for Property will be **Rs.46,90,000/-** (Rupees Forty six lakhs Ninty Thousand only)

The Earnest money deposit for Property will be **Rs.4,69,000/-** (Rupees Four lakhs Sixty nine Thousand Only)

Property No.2 (Property of Thavamani) :

The Reserve price for Property will be **Rs.20,51,000/-** (Rupees Twenty lakhs Fifty One Thousand only)

The Earnest money deposit for Property will be **Rs.2,05,100/-** (Rupees Two lakhs Five Thousand One Hundred Only).

Property No.3 (Property of Dhanalakshmi) :

The Reserve price for Property will be **Rs.28,80,000/-** (Rupees Twenty Eight lakhs Eighty Thousand only)

The Earnest money deposit for Property will be **Rs.2,88,000/-** (Rupees Two lakhs Eighty Eight Thousand Only).

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 26/05/2026**.



Details and full description of the Movable & Immovable properties:

Property No.1 (Property of Thavamani)

All that piece and parcel of the land and house site property thereon situate at Theni District, Periyakulam Registration District Theni Sub-Registration District - Unjampatti Village, Allinagaram Municipality, in south vattam, a vacant house site measuring **5043 Sq feet** i.e., 82 feet on East-West and 61½ feet on North-South which lies in the west of the Northern Side of 75 Cents of land which lies in the Northern side of 2 Acres 14 cents which lies in the Southern side of 2 Acres 89 Cents which previously lies in the Survey Number 237/2 now under Sub-Division having Survey Numbers **237/2A and 237/2C** bounded on

East- Vacant site of T. Srinivasan
South -10 feet breadth East-West Path way
West- East-West 12½ feet breadth North-South Pathway
North- Site of L. Gurusamy Naidu and Others

Within these boundaries the house site measuring **5043 Sq feet**. At the time of construction of house in the property offered as security, 2½ feet breadth site in the southern side should be left for the East-West pathway and all amenities and appurtenances etc.,

Name of the Title holder - Mr. Thavamani S.B.

Property No.2 (Property of Thavamani)

In Periyakulam Registration District Chinnamanur Sub-Registration District- Erasakkanaickanur Village, an extent of **2 Acres 29 Cents** of lan in Survey Number 86/1 an an extent of 2 Acres 07 Cents of land in Survey Number 86/6 in total lan extent of 4 Acres 36 Cents of land in which 1 Acre 54 1/4 Cents of land which lies in the southern side which is under New Sub-division Survey, having Patta Number 4470 and measuring 0.61.5 hectares in Survey Number 86/6C which lies in the north-western side bounded on

East by -Land of Dhanalakshmi
South by- Land of Dhanalakshmi
West by- Road
North by- Land of Rajam

Within these house site measuring **20 Cents** in hectares 0-08-5 hectares. In which the having Door Nurnber 344/W1 and all its accessories. The property is having pathay right over the road which lies in the western side with all its usual rights.

Name of the Title holder - Mr. Thavamani S.B.

Property No.3 (Property of Dhanalakshmi)

Name of the Title holder – Mrs Dhanalakshmi.

In Periyakulam Registration District Chinnamanur Sub-Registration District Erasakkanaickanur Village, an extent of 2 Acre, 29 Cents of land in Survey No.86/1 and an extent of 2 Acre, 7 Cents of land in Survey No.86/6 in total an extent of 4 Acare, 36 Cents of land in which 0.53.5 hectares of land which lies in the southern side (1) Acre, 32 1/4 Cents) bounded on

BOUNDARIES ARE:

East: Land of S.V.V.Veerappa Naicker and others
South: Cart track then land of S Sannasi and site of S. Thavamani
West: Cart Track then land of Ramuthaiammal wife of Marana Naidu and others
North: Site of S. Thavamani and land of Rajam and others

Within these land is measuring **0.53.5 Hectare (1 Acre, 32 1/4Cents)**. In which the House is having **Door No. 142/A** with all its accessories. The property under New Survey, Previously having Patta No. 1572 now having Patta No.4470 and measuring hectares in Survey No.86/6C which lies in the southern side of 1.76.5 hectare Le, an extent of 0.92.5 hectares in previous Survey No. 86/1 and an extent of 0.845.0 hectares in previous Survey No.86/6.

For detailed terms and conditions of the sale please refer the website "<https://baanknet.com/>" or may contact Chief Manager, Canara Bank, ARM Branch, Madurai. (Ph. No. **0452-2335348**, Cell No.**94890 46509** during office hours on any working day).

Date : 04/05/2026

Place : Madurai

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04/05/2026

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, First Floor, East Veli Street, Madurai - 625 001.
2	Name and Address of the Borrower (s)/ Guarantor(s)	1. 1) Mr. Thavamani S.B (Borrower) S/O Sankar 147 Muthuramalingam Chinnamanur, Theni Dist, Pin-625515, Cell: 9443805406. 2. Mrs. Dhanalakshmi.T (Co- Borrower) W/O Thavamani S.B 147/W4 Muthuramalingam Street, Chinnamanur, Theni-Pin-625515.
3	Total liabilities as on 31/03/2026	Rs. 2,66,35,573.13 (Rupees Two Crores Sixty Six Lakh Thirty Five Thousand Five Hundred Seventy Three and Paise Thirteen Only) as on 31/03/2026 with further interest from 01/04/2026 + cost.
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com
c)	Date & Time of Auction :	27/05/2026 & 12.00 p.m. to 01.00 p.m.
d)	Portal of E-Auction :	https://baanknet.com/
5a)	Reserve Price	Property No.1 (Property of Thavamani): The Reserve price for Property will be Rs.46,90,000/- (Rupees Forty six lakhs Ninty Thousand only) The Earnest money deposit for Property will be Rs.4,69,000/- (Rupees Four lakhs Sixty Nine Thousand only)
b)	EMD & last date of deposit of EMD:	Property No.2 (Property of Thavamani): The Reserve price for Property will be Rs.20,51,000/- (Rupees Twenty lakhs Fifty One Thousand only) The Earnest money deposit for Property will be Rs.2,05,100/- (Rupees Two lakhs Five Thousand One Hundred Only). Property No.3 (Property of Dhanalakshmi): The Reserve price for Property will be Rs.28,80,000/- (Rupees Twenty Eight lakhs Eighty Thousand only) The Earnest money deposit for Property will be Rs.2,88,000/- (Rupees Two lakhs Eighty Eight Thousand Only). The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 26/05/2026.
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 Authorised Officer, ARM Branch, Madurai.	



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 (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 4.00 p.m. of 26/05/2026 .
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 (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com
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 26/05/2026 to Canara Bank, ARM Branch, Madurai 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 https://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 : 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 multiplies of: Property No-1 -Rs. 50,000/- (Rupees Fifty thousand only) for Property Property No-2 -Rs. 50,000/- (Rupees Fifty thousand only) for Property Property No-3 -Rs. 50,000/- (Rupees Fifty thousand only) for Property 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 Authorised Officer, Canara Bank, ARM Branch, Madurai (Ph. No. 0452-2335348, Cell No.94890 46509) E-mail id : cb6291@canarabank.com or the service provider M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.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 : 04/05/2026
Place : Madurai

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Canara Bank

