

SADURANGAPATTINAM (3614) BRANCH

OLD S NO 139/120, NEW S NO 172/38, YADAVA STREET, KALPAKKAM POST, SADURANGAPATTINAM
Ph. No: 27487997/9445675836 e-mail id: cb3614@canarabank.com

Ref: REC/SARFAESI/2026-27/3614768000226/S1

Date: 07.05.2026

To

1) **M/S. SHANTHI DRY CLEANING LUXURY LAUNDRY,**
Prop. RAFFIC MOHEMMED A
176, EAST COAST ROAD,
PUDUPATTINAM,
KALPAKKAM
TAMIL NADU-603102

----- BORROWER

2) **Mr RAFFIC MOHEMMED A**
S/O T ABDUL KITHER
176, AHAMED NAGAR
VASAVASAMUTHIRAM
TAMIL NADU-603102

----- PROPRIETOR

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, Sadurangapattinam** branch, have taken possession of the mortgaged assets described in the 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 **Sadurangapattinam** Branch of Canara Bank.

The undersigned proposes to sell the assets through e-auction 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 (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,

कृते केनरा बैंक
For CANARA BANK
[Signature]
अधिकृत अधिकारी Authorised Officer
Canara Bank.

ENCLOSURE – SALE NOTICE

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 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 **Sadurangapattinam Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **11.06.2026**, for recovery of **Rs.86,28,400.28/- (Rupees Eighty Six lakhs Twenty Eight Thousand Four Hundred and Paise Twenty Eight only)** as on **07.05.2026** plus applicable interest and incidental charges from 08.05.2026 to the **Sadurangapattinam Branch** of Canara Bank from

1) **M/S. SHANTHI DRY CLEANING LUXURY LAUNDRY, PROP. RAFFIC MOHEMMED A, 176, EAST COAST ROAD, PUDUPATTINAM, KALPAKKAM, TAMIL NADU-603102(BORROWER)** AND 2) **MR RAFFIC MOHEMMED A, S/O T ABDUL KITHER, 176, AHAMED NAGAR, VASAVASAMUTHIRAM, TAMIL NADU-603102 (PROPRIETOR)**

The reserve price will be **Rs.29,30,000/- (Rupees Twenty-Nine lakhs Thirty Thousand only)** and the earnest deposit will be **Rs.2,93,000/- (Rupees Two Lakh Ninety-Three thousand only)**. The Earnest Money Deposit shall be deposited on or before **10.06.2026 till 04:00pm**.

Details and full description of the immovable property with known encumbrances, if any.

Description of Property:

SCHEDULE A & B

All that part and parcel of the property consisting of 0.14 A.C at old survey No. 322/1C and new survey No.322/21 having Patta No.3013, and service connection No. 09-510-014-1958 Pudupattinam village, Thirukazhukundram taluk, Chengalpattu District registered at sub district Thirukazhukundram and district Chengalpattu, bounded on the :-

North by Mohammed Hussain Land,

South by common private passage,

East by Mohammed Sheriff land site and

West by Mohammed Ameenudeen land.

Constructive Possession

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 Manager, Sadurangapattinam Branch Canara Bank, Ph. No. 9445675836 during office hours on any working day.

Place : Chennai
Date : 07.05.2026


AUTHORISED OFFICER
CANARA BANK
प्राधिकृत अधिकारी Authorised Officer

Confidential

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.05.2026

1. Name and Address of the Secured Creditor- **Canara Bank, Sadurangapattinam Branch**

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

1) **M/S. SHANTHI DRY CLEANING LUXURY LAUNDRY,
Prop. RAFFIC MOHEMMED A
176, EAST COAST ROAD,
PUDUPATTINAM,
KALPAKKAM
TAMIL NADU-603102**

----- BORROWER

2) **Mr RAFFIC MOHEMMED A
S/O T ABDUL KITHER
176, AHAMED NAGAR
VASAVASAMUTHIRAM
TAMIL NADU-603102**

----- PROPRIETOR

3. Total liabilities: **Rs.86,28,400.28/- (Rupees Eighty-Six lakhs Twenty-Eight Thousand Four Hundred and Paise Twenty-Eight only) as on 07.05.2026** plus applicable interest and incidental charges from 08.05.2026

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

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

(c) Date & Time of Auction: **11.06.2026 & Time 11:30am. to 12:30 p.m.**

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

5. Reserve Price: **Rs.29,30,000/- (Rupees Twenty-nine lakhs Thirty Thousand only)**

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 with Authorised Officer, on or before **10.06.2026 up to 04:00 pm**

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 by way of Demand draft in favour of **Authorized Officer, Canara Bank, Sadurangapattinam Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Sadurangapattinam Branch**, A/c No: **209272434**, IFSC Code: **CNRB0003614** on or before **10.06.2026 till 04:00pm**.

- 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.**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10.06.2026 till 04:00 PM**, to Canara Bank, Sadurangapattinam Branch, by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii) 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.
- iii) Bidders Name. Contact No. Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- 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 Pvt Ltd, Corporate Office: Unit1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Maharastra-400037, Helpdesk Number: 8291220220, Email id: 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 **Rs.15,000/-** 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 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.50,00,000 (Rupees Fifty lakhs only) 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 without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Sadurangapattinam** branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact the **Branch Manager** Canara Bank, Sadurangapattinam Branch Ph. No: 9445675836 e-mail id : cb3614@canarabank.com or the service provider **M/s PSB Alliance Pvt Ltd**, Corporate Office: Unit1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Maharastra-400037, Helpdesk Number: 8291220220, Email id: 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.

Place : Chennai

Date : 07.05.2026

कृते केनरा बैंक
For CANARA BANK
AUTHORISED OFFICER
प्राधिकृत अधिकारी Authorised Officer
CANARA BANK