

THIRUKAZHUKUNDRAM BRANCH (DP 1267)
45, KAVARAI STREET, BAZAAR ROAD, THIRUKAZHUKUNDRAM, PINCODE 603 109

Ref: REC/SARFAESI/2026-27/1267261040042/S1

Date: 07.05.2026

To

M/s PUSHPA HARDWARES

No.1 PBN Complex, Selvavinayagar Avenue
Karunguzhi Salai,
Thirukazhikundram – 603109

..... BORROWER

Represented by its proprietor

MR. ARUMUGAM ARUL PRAKASH

No.92, Selvavinayagar Avenue,
Karunguzhi Salai,
Thirukazhikundram – 603109

..... BORROWER

MR. A ADHIKESAVAN

S/O Mr.Pavadai
H.No.4, First Cross street,
Wahab Nagar
Thirukazhikundram – 603109

.....GUARANTOR/MORTGAGOR

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, Thirukazhikundram** 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 Thirukazhikundram Branch of Canara Bank.

The undersigned proposes to sell the assets through e-auction more fully described in the Schedule of 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,

कुते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

**Authorized Officer
Canara Bank.**

ENCLOSURE – SALE NOTICE

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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 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~~ (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of **Thirukazhikundram Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.05.2026**, for recovery of **Rs.54,03,430.12/- (Rupees Fifty Four Lakhs Three Thousand Four Hundred Thirty and Paise Twelve only) as on 30.04.2026** plus applicable interest and incidental charges from 01.05.2026 to the **Thirukazhikundram Branch** of Canara Bank from 1) **M/s PUSHPA HARDWARES**, No.1 PBN Complex, Selvavinayagar Avenue, Karunguzhi Salai, Thirukazhikundram- 603109. Represented by its proprietor **MR. ARUMUGAM ARUL PRAKASH**, No.92, Selvavinayagar Avenue, Karunguzhi Salai, Thirukazhikundram - 603109. And 2) **MR. A ADHIKESAVAN**, H.No.4, First Cross street, Wahab Nagar, Thirukazhikundram - 603109.

The reserve price of **Property** will be **Rs.1,03,83,000/- (Rupees One Crore Three Lakhs Eighty-Three Thousand only)** and the earnest money deposit will be **Rs.10,38,300/- (Rupees Ten lakhs Thirty-Eight Thousand Three hundred only)**. The Earnest Money Deposit shall be deposited on or before **25.05.2026 till 04:00 pm**.

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

Property:

TYPE: Land & Building (Residential) – Constructive Possession

All that piece and parcel of Land and Building at East street Old No.191, New No.43, Ruthirakodi Village, East Street (Ward No.8), Thirukazhikundram Town Taluk, comprised in Old Grama Natham S.No.32/1 and after Sub Division as per Patta No.194, New S.No.81/25 to an extent of 1335 Sq Mtr or 14370 sqft (as per Document to an extent of 18593 ½ Sqft) along with water tap connection, Well E.B. Connection, deposit and Etc. within the jurisdiction of SRO, Thirukazhikundram and the Registration District of Chengalpattu in the name of Mr. Adikesavan, S/o. Mr Pavadai Naicker.

bounded on the

North by: House of K Kanniappa Naidu measuring 175 ft

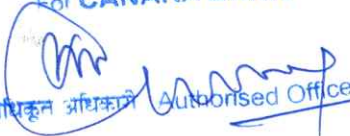
South by: Plot of Kanniappa Naidu measuring 160 ft

East by: Land of Govinda Naidu measuring 113 ft

West by: East Street measuring 109 ft.

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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, Thirukazhikundram Branch Canara Bank, Ph. No. 94444 41267/ 96859 04422, during office hours on any working day.

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

Place : Chennai
Date : 07.05.2026

**AUTHORISED OFFICER
CANARA BANK**

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED **07.05.2026**

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

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

1) **M/s PUSHPA HARDWARES**, No.1 PBN Complex, Selvavinayagar Avenue, Karunguzhi Salai, Thirukazhikundram- 603109.

2) **MR. ARUMUGAM ARUL PRAKASH**, No.92, Selvavinayagar Avenue, Karunguzhi Salai, Thirukazhikundram - 603109.

3) **MR. A ADHIKESAVAN**, H.No.4, First Cross street, Wahab Nagar, Thirukazhikundram -603109.

3. Total liabilities: **Rs.54,03,430.12/- (Rupees Fifty-Four Lakhs Three Thousand Four Hundred Thirty and Paise Twelve only) as on 30.04.2026** plus applicable interest and incidental charges from 01.05.2026

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

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

(c) Date & Time of Auction: **26.05.2026 & Time 11:30am. to 12:30 p.m.**

(d) Place of Auction: **E- AUCTION**

5. **Reserve Price:**

The reserve price of **Property** will be **Rs.1,03,83,000/- (Rupees One Crore Three Lakhs Eighty-Three 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 **25.05.2026** up to **04:00pm**

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, Thirukazhikundram Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Thirukazhikundram Branch**, A/c No: **209272434**, IFSC Code: **CNRB0001267** on or before 25.05.2026 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**

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Alliance Pvt Ltd, Email: support.ebkay@psballiance.com, Helpdesk Number: 8291220220.

- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.05.2026 till 04:00 PM**, to Canara Bank, Thirukazhikundram 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**.
- 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.20,000/-** 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 **Thirukazhikundram** branch who, as a facilitating centre, shall make necessary arrangements.

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o) For further details contact the **Branch Manager** Canara Bank, **Thirukazhikundram Branch** Ph.No. 9444441267, 9685904422, 044-27447163 e-mail id: cb1267@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

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For CANARA BANK

AUTHORISED OFFICER
Authorised Officer
CANARA BANK