



ARM BRANCH MADURAI

COVERING LETTER TO SALE NOTICE

Ref ARM MDU SN 241 VENKATACHALAM R P 2026-2027 RR Date: 04/06/2026

To

- 1 VENKATACHALAM R P, (BORROWER),
NO 28 PERUMAL SOUTH STREET,
NAGAPATTINAM-611001.**
- 2 PRASANNA V, (CO BORROWER),
36 SIVASAKTHI NAGAR,
THIAGARAJA PURAM,
IVANALLUR,
NAGAPATTINAM-611001.**
- 3 KANDASAMY N, (GUARANTOR),
S O NADARAJAN
83 RAMANAYAKAN TANK STREET,
VELIPPALAYAM,
NAGAPATTINAM-611001.**

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, Authorized Officer of **Canara Bank, Velipalayam Nagapattinam Branch** have taken constructive 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 there under, 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,

For **CANARA BANK**

Authorized Officer,
Canara Bank,
ARM Branch, Madurai.

ENCLOSURE – SALE NOTICE



ARM BRANCH MADURAI

SALE NOTICE

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Velipalayam Nagapattinam Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **24/06/2026** for recovery of **Rs. 60,33,641.56/-** (Rupees Sixty Lakh Thirty Three Thousand Six Hundred Forty One and Paise Fifty Six Only) as on 31/05/2026 with further interest from 01/06/2026 + cost due to the ARM Branch, Madurai of Canara Bank from

1. VENKATACHALAM R P, (BORROWER), 2. PRASANNA V, (CO BORROWER), 3. KANDASAMY N, (GUARANTOR)

The reserve price for **Property** will be **Rs.49,00,000/-** (Rupees Forty Nine Lakh Only)

The earnest money deposit for **Property** will be **Rs.4,90,000/-** (Rupees Four Lakh Ninety Thousand Only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 23/06/2026**.

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 & Guarantor	1 VENKATACHALAM R P, (BORROWER), NO 28 PERUMAL SOUTH STREET, NAGAPATTINAM-611001. 2 PRASANNA V, (CO BORROWER), 36 SIVASAKTHI NAGAR, THIAGARAJA PURAM, IVANALLUR, NAGAPATTINAM-611001. 3 KANDASAMY N, (GUARANTOR), S O NADARAJAN 83 RAMANAYAKAN TANK STREET, VELIPPALAYAM, NAGAPATTINAM-611001.
3.	Total liabilities as on 31/05/2026	Rs. 60,33,641.56/- (Rupees Sixty Lakh Thirty Three Thousand Six Hundred Forty One and Paise Fifty Six Only) as on 31/05/2026 with further interest from 01/06/2026
4.	a) Mode of Auction b) Details of Auction service provider c) Date & Time of	E-Auction M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com

	Auction d) Place of Auction	24/06/2026 12.00 p.m. to 01.00 p.m. https://baanknet.com/
5.	Details of Property/ies	As per Schedule – A mentioned below.
6.	Reserve Price	The reserve price for Property will be Rs.49,00,000/- (Rupees Forty Nine Lakh Only)
7.	Earnest Money Deposit	The earnest money deposit for Property will be Rs.4,90,000/- (Rupees Four Lakh Ninety Thousand Only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 23/06/2026 .
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 23/06/2026
9.	Detail of Encumbrance	No Encumbrance till 03/06/2026
10.	Detail of litigation	No Litigation known to the bank as on 03/06/2026

Schedule - A

Details and full description of the Immovable Property (ies):

Immovable Property Details:

The property located at Puducherry Registration District, Karaikal Sub Registry , Kottucherry Commune Panchayath, No 12 Thiruvettakudi Village,
RS No 56/12, New Rs No 56/12/A1, Old Survey No 1366/2, Patta No 434 out of 20 Ar(or)1 maa 49 32/64 kuzhies, 1 Ar 70 Ca (or) 1829 sq ft punja mania along with the R.C.C building constructed within 93 sq metre along with all it amenities.

Bounded on:

South of the Road,

North of the lands belong to Selvarani in SI no 8,

East of the lands belonging to Kalaivani in SI No 6,

West of the lands of Lakshmi.

Name of the Owner: Mrs Prasanna V

11 Other terms and conditions :

- a) The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” “Without Recourse” condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- b) The property/ies will be sold above the Reserve Price
- c) The property can be inspected on or before **23/06/2026 between 10:00 am and 4:00pm**
- d) Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like operative PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details: 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

e)	The intending bidders shall deposit Earnest Money Deposit (EMD) for Property will be The earnest money deposit for Property will be The earnest money deposit for Property will be Rs.4,90,000/- (Rupees Four Lakh Ninety Thousand Only) for being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 23/06/2026 at 4:00 PM .
f)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 50,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
g)	The incremental amount/price during the time of each extension shall be Rs. 50,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
h)	Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
i)	The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
j)	No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
k)	The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Branch Madurai, IFSC Code CNRB0006291 .
l)	It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
m)	All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
n)	For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

