

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) & 9 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 properties mortgaged/charged to the Secured Creditor, the **Constructive possession** of which has been taken by the Authorised Officer of ARM Madurai Branch Canara Bank - Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **11/08/2026** for recovery of **Rs.2,67,51,177.26 (Rupees Two Crore Sixty Seven Lakh Fifty One Thousand One Hundred Seventy Seven and Paise Twenty Six only)** as on 30/06/2026 with further interest from 01/07/2026 + cost due to Secured Creditor from M/S Jai Simmam Traders(Proprietorship of Sri R Padri Narasimhan), Sri R Padri Narasimhan,Smt P Pratibha

The reserve price for **Property 1** will be **Rs. 2,64,00,000/- (Rupees Two Crore Sixty Four Lakhs only).**

The earnest money deposit for **Property 1** will be **Rs. 26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand only).**

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 10/08/2026.**

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. M/s JAISIMMAM TRADERS PROPRIETOR SRI. R PADRI NARASIMHAN 68 MOUNSPURAM 5TH STREET DINDIGUL 624001 2. SRI. R PADRI NARASIMHAN S/O RAJAGOPAL OLD No 6 A NEW No 15 MOUNSPURAM 5 TH LANE DINDIGUL 624001 3. SMT. P PRATIBHA C/O PADRI NARSIMHAN 6A MOUNS PURAM 5TH STREET DINDIGUL 624001
3.	Total liabilities	Rs.2,67,51,177.26 (Rupees Two Crore Sixty Seven Lakh Fifty One Thousand One Hundred Seventy Seven and Paise Twenty Six only) as on 30/06/2026 with further interest from 01/07/2026 + cost due
4.	e) Mode of Auction f) Details of Auction	E-Auction M/s PSB Alliance (BAANKNET),

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5.	service provider	Mobile : 8291220220
	g) Date & Time of Auction	Email : support.BAANKNET@psballiance.com 11/08/2026 12.00 p.m. to 01.00 p.m.
	h) Place of Auction	https://baanknet.com/
6.	Details of Property/ies	As per Schedule – A mentioned below.
7.	Reserve Price	The reserve price for Property 1 will be Rs. 2,64,00,000/- (Rupees Two Crore Sixty Four Lakhs only).
8.	Earnest Money Deposit	The earnest money deposit for Property 1 will be Rs. 26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand only). The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 10/08/2026.
9.	The property can be inspected Date & Time	On or before 4.00 p.m. of 10/08/2026
10.	Detail of Encumbrance	No Encumbrance known to Bank as on 30/06/2026
	Detail of litigation	No Litigation known to Bank as on 02/07/2026

Schedule - A

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

All the part and parcel of the property in Dindigul Registration District, Dindigul Joint II No.sub Registration District, Dindigul Town, 1" Ward, Block No. 5, Palani Road Southern side, 1st Thakku comprised in T.S.No.250, measuring East West 21 feet on the Northern side, 24 ¼ feet on the Southern side, North South 72 feet on the Eastern side and 70 feet on the Western side and 2nd Thakku comprised in T.S.No.251, measuring East West 3 ¼ feet on the Northern side, 0 feet on the Southern side, North South 70 feet on the both sides, both thakkus measuring to an extent of 1722 Sq.ft along with a building constructed in it bearing Door No. 11A bounded on:

West: Building belongs to Abdul Hameed in T.S.No.251

North: East West Palani Road in T.S.No.17/1

East: Shop building belongs to Subbaiah and others in T.S.No.250

South : East West Mounspuram 1" Lane in T.S.No. 254/1

As per sub division Ward No. 1, Block No. 5, Sub Division No. 250/1 Part.

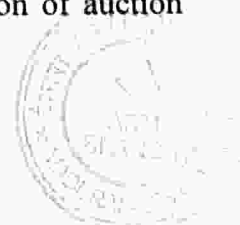
Name of the Title holder is Sri R Padri Narasimhan

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.

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c. The property can be inspected on or before 10/08/2026 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 1 will be Rs. 26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand only)..., 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 10/08/2026 at 4:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 2,00,000/- (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. 2,00,000/- (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.

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.

p. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before 10/08/2026 from 10:00 a.m. to 4:00 p.m.

r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

अधिकृत अधिकारी / Authorized Officer
ए आर प्रसाद / A. R. Prasad, Madurai.
Canara Bank

Place : Madurai

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