

ANNEXURE-III
SALE NOTICE COVERING LETTER

REF: 02361/0917256001009/SN/39/2026

DATE: 06/07/2026

To

- 1) M/s Land Marvel Homes
Rep By its Partners Mr. Arivazhagan M, Mr.
Vinayagharaj M, Mr. Palanippa M and Veeraseshar M
No 62 and 63 Lb Road, Adyar, Chennai - 600020
- 2) Mr. Arivazhagan M
S/o - Late V R Muthuraman
63/34, Aishwarya Flats
28th Cross Street, Indira Nagar
Adyar, Chennai - 600020
- 3) Mr. Vinayagharaj M
S/o - Late V R Muthuraman
No 1, 2nd Floor, Sriram Nagar,
First Street, Radhakrishnan Nagar,
Besant Nagar Church Road, Chennai - 600017
- 4) Mr. Palaniappan M
S/o - Late V R Muthuraman
No. 1 Sriram Nagar, 1st Main Road
Tiruvanmiyur, Chennai - 600041
- 5) Mr. Veeraseshar M
S/o - Late V R Muthuraman
No 5, 3rd Main Road, Indira Nagar,
Adyar, Chennai - 600020



Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation 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, **Chennai Specialised Arm Branch[02361]** Branch 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 **Thyagaraya Nagar** Branch of Canara Bank. The account has since been transferred to **Chennai Specialised Arm Branch[02361]**

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,

ಕರ್ನಾಟಕ ವಾಣಿಜ್ಯ ಕೇಂದ್ರ ಬ್ಯಾಂಕ್ For CANARA BANK

Authorised Officer
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE - E-AUCTION SALE NOTICE

Confidential

ANNEXURE-II

[Appendix – IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

**E-Auction Sale Notice for Sale of Immovable Assets 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** possession of which has been taken by the Authorised Officer of **Chennai Specialised Arm Branch[02361]** branch of the Canara Bank., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29/07/2026**, for recovery of Rs.9,23,40,566/95- (Rupees **Nine Crores Twenty Three Lakhs Forty Thousand Five Hundred Sixty Six and PAISE Ninety Five** Only) as on 02.07.2026 plus future interest and cost and expenses thereon due to the **Chennai Specialised Arm Branch[02361]** branch of Canara Bank, Secured Creditor from **M/s. LANDMARVEL HOMES, Mr. Arivazhagan M, Mr. Vinayagharaaj M, Mr. Palaniappan M and Mr.Veerasekar M.** The reserve price will be Rs.1,39,50,000/- and the earnest money deposit will be Rs.13,95,000/-. The Earnest Money Deposit shall be deposited on or before **28/07/2026** at 5:00 PM.

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

Property-I

624 sq.ft undivided share of land in all that piece and parcel of land measuring **7912 sq.ft** bearing **Plot Nos 2E,4 & 5** comprised in **old Survey No. 18/3,T.S No. 38/1 part,38/2,38/3,Block No. 21 of Pallipattu Village**,bearing Nos. 62 & 63,Lattice Bridge Road, Adyar, Chennai- 600020

Boundaries

On the North by: **T.S No 37 part**

On the South by: **T.S No. 38/4**

On the East by: **Old R.S No. 65,L.B Road**

On the West by: **T.S No. 38/1 part**

Together with the commercial building constructed thereon in Third Floor,measuring 3300 sq.ft of the building named as "Land Marvel Palace" lying within the Registration District of Chennai South and Sub – Registration District of Adyar

Owner of the Property: **Mr. Vinayagharaaj M**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Secured Creditor's website i.e. www.canarabank.com or may contact Authorised Officer, **Chennai Specialised Arm Branch[02361]** branch, Canara Bank, **Mob No: 2849 6339, 2849 6900** during office hours on any working day.

Date: **06/07/2026**

Place: **Chennai**



कृते केनरा बैंक For CANARA BANK
Authorised Officer
ARM Branch 02
CHENNAI
CANARA BANK



SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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** possession of which has been taken by the Authorised Officer of **Chennai Specialised Arm Branch[02361]** branch of the Canara Bank., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29/07/2026**, for recovery of **Rs.9,23,40,566/95-** (Rupees **Nine Crores Twenty Three Lakhs Forty Thousand Five Hundred Sixty Six and PAISE Ninety Five Only**) as on 31.05.2026 plus future interest and cost and expenses thereon due to the **Chennai Specialised Arm Branch[02361]** branch of Canara Bank, Secured Creditor from **M/s. LANDMARVEL HOMES, Mr. Arivazhagan M, Mr. Vinayagharaaj M, Mr. Palaniappan M and Mr.Veerasekar M.** The reserve price will be **Rs.1,39,50,000/-** and the earnest money deposit will be **Rs.13,95,000/-**. The Earnest Money Deposit shall be deposited on or before **28/07/2026** at 5:00 PM.

1. Name and Address of the Secured Creditor : Canara Bank, **Chennai Specialised Arm Branch[02361]** branch, **NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING, ANNA SALAI, TEYNAMPET, CHENNAI 600018**
2. Name and Address of the Borrower(s) / Guarantor(s)
 - i. **M/s. LANDMARVEL HOMES**, NO 62 AND 63 LB ROAD ADYAR, CHENNAI TAMIL NADU 600020
 - ii. **Mr. Arivazhagan M**, S/o – Late V R Muthuraman, 63/34 ,Aishwarya Flats, 28th Cross Street,Indira Nagar, Adayar,Chennai - 600020
 - iii. **Mr. Vinayagharaaj M**, S/o – Late V R Muthuraman, No1,2nd Floor,Sriram Nagar, First Street,Radhakrishnan Nagar, Besant Nagar Church Road,Chennai - 600017
 - iv. **Mr. Palaniappan M**, S/o – Late V R Muthuraman, No. 1 Sriram Nagar,1st Main Road, Tiruvanmiyur,Chennai - 600041
 - v. **Mr. Veerashakar M**, S/o – Late V R Muthuraman, No.5, 3rd Main Road, Indira Nagar, Adayar,Chennai - 600020
3. Total liabilities as on 31.05.2026 : **Rs.9,23,40,566/95-** (Rupees **Nine Crores Twenty Three Lakhs Forty Thousand Five Hundred Sixty Six and PAISE Ninety Five Only**) plus further interest from 01.06.2026 and costs and expenses etc.
4. (a) Mode of Auction : Online Electronic Bidding (**E- Auction**)
 (b) Details of Auction service provider : **M/s PSB Alliance Pvt. Ltd (BAANKNET)**
 (c) Date & Time of Auction: **29/07/2026** Time: 10:30 AM to 11:30 AM (with unlimited extension of 5 minutes duration each tills the conclusion of the sale)
 (d) Place of Auction : **https://baanknet.com.**
5. Details of Property/ies : **624 sq.ft** undivided share of land in all that piece and parcel of land measuring **7912 sq.ft** bearing **Plot Nos 2E,4 & 5** comprised in **old Survey No. 18/3,T.S No. 38/1 part,38/2,38/3,Block No. 21 of Pallipattu Village**,bearing Nos. 62 & 63,Lattice Bridge Road, Adyar, Chennai- 600020
Boundaries On the North by: **T.S No 37 part**
 On the South by: **T.S No. 38/4**
 On the East by: **Old R.S No. 65,L.B Road**
 On the West by: **T.S No. 38/1 part**

Together with the commercial building constructed thereon in Third Floor,measuring 3300 sq.ft of the building named as "Land Marvel Palace" lying within the Registration District of Chennai South and Sub – Registration District of Adyar

Owner of the Property: **Mr. Vinayagharaaj M**

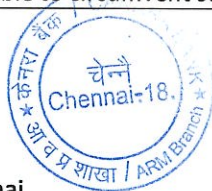
6. Reserve Price : **Rs.1,39,50,000/-** (Rupees **One Crore Thirty Nine lakhs Fifty Thousand Only**)
7. Earnest Money Deposit : **Rs.13,95,000/-** (Rupees **Thirteen Lakhs Ninety Five Thousand Only**)
8. The property can be inspected Date & Time : **28/07/2026** from **10:00 AM to 5:00 PM.**
9. Other terms and conditions:

Chennai Specialised Arm Branch[02361], NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING,
ANNA SALAI, TEYNAMPET, CHENNAI 600018. Mob: 2849 6339, 2849 6900, e-mail:cb2361@canarabank.com

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior Appointment with Authorised Officer, on 28/07/2026 from 10:00 AM to 5:00 PM.
- 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 PAN Card & Aadhar and Aadhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: support.baanknet@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.13,95,000/- being of 10% of the Reserve Price 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 28/07/2026 at 5:00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (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.
- The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes..
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor
- 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.
- 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, Chennai Specialised Arm Branch[02361], IFSC Code : CNRB0002361.
- All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- 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 separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 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 28/07/2026 from 10:00 AM to 5:00 PM.
- Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- For further details contact Authorised Officer, Canara Bank, Chennai Specialised Arm Branch[02361] Branch (Mob: 2849 6339, 2849 6900) e-mail id: cb2361@canarabank.com may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, 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.



Place: Chennai

Date: 06/07/2026

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Authorised Officer
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