

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE
ASSET RECOVERY MANAGEMENT BRANCH I

Ref : DR-44/E-AUCTION/SAE/FY 2026 - 27/4

Date : 03.07.2026

M/s. SRI ARUNACHALA ENTERPRISES Proprietor: Mrs Rajini G, 114/2F, Bagalur Road, Uliyalam, Near Gurugulam School, Krishnagiri -635109	SMT. RAJINI G W/o Gurusamy, D No 171, Big Street, Maligaipattu Village, Cheyyar Taluk, Thiruvannamalai District-604409
SRI. GURUSAMY N S/o Narashimmalu Naidu, D No 171, Big Street, Maligaipattu Village, Cheyyar Taluk, Thiruvannamalai District-604409	

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.

Your account has been transferred to **Asset Recovery Management Branch I, Chennai**. As you are aware, the Authorized Officer, **Canara Bank ARM Branch 1 Chennai** had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to **the respective branch** of Canara bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Sale Notice. Hence, in terms of the provisions of the subject Act and Rules made there under, 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

Authorised Officer
ARM Branch, Chennai-18.

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE - SALE NOTICE

A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, since transferred to **Asset Recovery Management Branch I, Chennai** of the Canara Bank , the **symbolic possession** of which has been taken by the Authorised Officer of **Chennai ARM 1 branch**, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **23.07.2026**, (Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)) for recovery of **Rs. 1,60,64,188.50 (Rupees One Crore Sixty Lakhs Sixty Four thousand One Hundred Eighty Eight and Paise Fifty only)** due as on **30.06.2026 with further interest and other incidental charges thereto incurred by the bank** to the Asset Recovery Management Branch I, Chennai of Canara Bank from M/s Sri Arunachala Enterprises, Smt Rajini G and Sri Gurusamy N.

Description	Reserve Price in Rs	Earnest Money Deposit in Rs
Property 1	17,00,000/- (Seventeen lakhs only)	1,70,000/- (One Lakh Seventy Thousand only)
Property 2	17,50,000/- (Seventeen lakhs Fifty Thousand only)	1,75,000/- One Lakh Seventy Five Thousand only

The Earnest Money Deposit shall be deposited on or before **22.07.2026 by 5.00 PM.**

DETAILS OF PROPERTY: Properties are in the name of SRI. GURUSMAY N

Property 1 (CERSAI ID: 400008489020)

Item No 1

Covered under Regd Gift Settlement deed Doc No 1453/2013 dated 09.05.2013 of SRO Perumanallur. Tamilnadu State, Thiruvannamalai District, Cheyyar Registration District Peranamallur Sub Registration District, Cheyyar Taluk, Agatheripattu Village Sy No 10, Dry EXt Hec 0.29.5(or)Ac.0.73 cents land , the land has been divided into house plots, in this Plot No.s 1,2,3,4,5,6,7,8,9,10 Part totally measuring an extent of 30,534 Sq ft of land along with common way and all easement rights.

Item No 2

Covered under Regd Sale deed Doc No 2307/2011 dated 08.11.2011 of SRO Perumanallur. Tamilnadu State, Thiruvannamalai District, Cheyyar Registration District Peranamallur Sub Registration District, Cheyyar Taluk, Agatheripattu Village Sy No 10, Dry Est Hec 0.29.5(or)Ac.0.73 cents land , the land has been divided into house plots in the name and style of "Muneeswaran nagar" in this Plot No.10 part bounded by

To the South of : Panchayat Road
 To the West of : Vacant Site Land,
 To the North of : Plot No 9
 To the East of : Vella Vari poromboke land

In the midst an extent measuring

North to South on both sides :47 Feet 9Inches

East to West on both sides :27 Feet

Totally measuring and extent of 1294sft or 120.26sqm land

The above said property comes under Village Panchayat limit of Maligaipattu and Union Council of Cheyyar.



Property 2 (CERSAI ID: 400009278425)

In Agatheripattu village of Cheyyar taluk and attached to Peranamallur Sub Registration district, Thiruvannamalai Registration District, Thiruvannamalai District

1. Survey No.7/2L,Dry.Ext.Hec.0.13.0(or) Ac0.32 cents, Asst.Rs.0.25np
2. Survey No.7/2M2,Dry.Ext.Hec.0.05.0(or) Ac0.12 cents, Asst.Rs.0.10np

The total extent of item nos 1& 2 is Ac.0.44 cents (or) 19184 square feet, which has been converted into an approved layout, comprising various house plots , assigned plot nos 1 to 12 (as per the approved layout plan), in which plot no 10,measuring a total area of 862.50 square feet is excluded and the unsold extent available as security is Ac0.42.02 cents (or) 18321 ½ square feet,containing lot nos 1 to 9,11 &12 with common layout roads and situated within the following boundaries:

East : Lands of Munisamy and Plot No 10.(sold)

West: Lands of Pachayappan and Parvathamma

North : Road

South: Land of Chinnasamy

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 **Canara Bank Asset Recovery Management Branch I, Chennai** (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: **cb2361@canarabank.com** during office hours on any working day. Portal of E-Auction: <https://baanknet.com>

कृते केनरा बैंक For CANARA BANK

Authorised Officer
ARM Branch, Chennai-18.

AUTHORISED OFFICER

Date : 03.07.2026

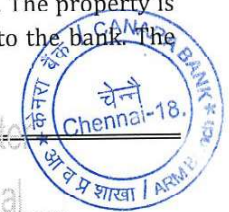
(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.07.2026

1. Name and Address of the Secured Creditor	:	Canara Bank, Asset Recovery Management Branch I, 524, 8 th Floor, Canara Towers, Anna Salai, Teynampet, Chennai – 600 018 (Ph.No.044 - 2849 6339, 2849 6900)
2. Name and Address of the Borrowers and Guarantors	:	M/s.SRI ARUNACHALA ENTERPRISES Proprietor: Mrs Rajini G, 114/2F, Bagalur Road, Uliyalam, Near Gurugulam School, Krishnagiri –635109 SMT. RAJINI G W/o Gurusamy, D No 171, Big Street, Maligaipattu Village, Cheyyar Taluk, Thiruvannamalai District-604409 SRI. GURUSAMY S/o Narashimmalu Naidu, W/o Gurusamy, D No 171, Big Street, Maligaipattu Village, Cheyyar Taluk, Thiruvannamalai District-604409
3. Total liabilities as on 30.06.2026	:	Rs. 1,60,64,188.50 (Rupees One Crore Sixty Lakhs Sixty Four thousand One Hundred Eighty Eight and Paise Fifty only) with further interest and other incidental charges thereto incurred by the Bank
4. (a) Mode of Auction	:	Online Auction (E-Auction)
(b) Details of Auction service provider	:	Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220/ 9892219848 / 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).
(c) Date & Time of Auction	:	23.07.2026 & Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) Portal of E-Auction	:	https://baanknet.com
5. Reserve Price	:	Property1:17,00,000/- (Seventeen Lakh only) Property2:17,50,000/- (Seventeen lakhs Fifty Thousand only)
6. Earnest Money deposit	:	Property1:1,70,000/- (One Lakh Seventy Thousand only) Property2:1,75,000/- (One Lakh Seventy Five Thousand only)
7. The property can be inspected on	:	21.07.2026 Time 11.00 hrs to 16.00 hrs



OTHER TERMS AND CONDITIONS

- a. 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 (e).
- b. The property/ies will be sold above the reserve price.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **21.07.2026** between 11.00 A.M. & 4.00 P.M.
- 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 Pan Card & Aadhar linked with latest Mobile Number and also register with digilocker mandatorily. For bidding in the above 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).
- e. The intending bidders shall deposit Earnest Money deposit (EMD), 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 22.07.2026 till 5.00 PM**
- f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000/-**. 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/-** 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. 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**, IFSC Code **CNRB0002361**.
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. 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.
- m. 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.

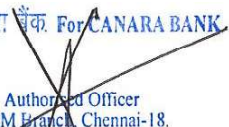


- Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting 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 **21.07.2026** between 11.00 A.M. & 4.00 P.M.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details, contact **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai - 600 018.** (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd),** (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
- q. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

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 : 03.07.2026

कृते केनरा बैंक For CANARA BANK

Authorised Officer
ARM Branch, Chennai-18.
AUTHORISED OFFICER
CANARA BANK