

CHINGLEPUT BRANCH

#9, I Floor, Alagesan Street, Vedachalam Nagar, Chengalpattu, Tamil Nadu-603001

Ph. No: 9444172696 / 044- 27432622, e-mail id : cb2696@canarabank.com

Ref: REC/SARFAESI/2026-27/KATHIR CELL CITY/S1

Date: 28.07.2026

To

- 1) **M/S. KATHIR CELL CITY,** Borrower
Prop. KATHIRAVAN A
91 ALAGESAN STREET,
VEDACHALAM NAGAR,
CHENGALPATTU,
TAMIL NADU- 603001
- 2) **Mr. KATHIRAVAN A,** Co-Borrower
S/O ASHOGAN ,
NO 122/W2 MARIAMMAN KOIL STREET,
ANOOR, THIRUKAZHIKUNDRAM TALUK,
CHENGALPATTU,
TAMIL NADU- 603405.
- 3) **Mrs. NITHYA K,** Guarantor / Mortgagor
W/O KATHIRAVAN,
122/2 MARIYAMMAN KOVIL ST
ANOOR, THIRUKAZHIKUNDRAM TALUK,
CHENGALPATTU,
TAMIL NADU- 603405.
- 4) **Mr. MURUGAN G,** Guarantor
S/O GOPAL,
3/276 4TH STREET
RETTAIMALAI SEENIVASA NAGAR
MADAYATHUR, CHENGALPATTU,
TAMIL NADU- 603108.

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, CHINGLEPUT** 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 **CHINGLEPUT** 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,

कृत केनरा बैंक
For CANARA BANK

पाधिकृत अधिकारी Authorised Officer
Authorized Officer
Canara Bank.

ENCLOSURE – SALE NOTICE

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 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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of CHINGLEPUT Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **02.09.2026**, for recovery of **Rs.18,35,332.00/- (Rupees Eighteen lakhs Thirty Five thousand Three Hundred Thirty Two only)** as on **30.06.2026** plus applicable interest and incidental charges from 01.07.2026 to the **CHINGLEPUT Branch** of Canara Bank from

1) M/s. Kathir Cell City (Borrower) Prop. Kathiravan A, 91, Alagesan street, Vedachalam Nagar, Chengalpattu - 603001, 2) Mr. Kathiravan A (Co-Borrower) S/O Ashogan, No 122/W2, Mariamman Koil Street, Anoor, Thirukazhikundram Taluk, Chengalpattu - 603405, 3) Mrs. Nithya W/O Kathiravan (Mortgagor/Guarantor), No 122/W2, Mariamman Koil Street, Anoor, Thirukazhikundram Taluk, Chengalpattu - 603405 and 4) Mr. Murugan G (Guarantor), S/O Gopal, 3/276, 4TH Street, Rettaimalai Seenivasa Nagar, Madayat, Chengalpattu - 603108. The reserve price will be **Rs.24,60,000/- (Rupees Twenty-Four lakhs Sixty Thousand only)** and the earnest money deposit will be **Rs.2,46,000/- (Rupees Two Lakh Forty-Six Thousand only)**. The Earnest Money Deposit shall be deposited on or before **01.09.2026 till 04:00pm**.

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

Description of Property:

All that piece and parcel of Land with Building, E.B. Connection, deposit and other premises comprised in grama natham old survey No.137/5, New S.No. 212/26 measuring an extent of 1829 Sq.ft in madaiyathu village, Thiruporur Taluk, Chengalpattu District.

Bounded on the:

North by: Road

South by: House and Site belongs to Babu

East by: House and Site belong to Palayam

West By: House and Site belongs to Kanniyappan

The property is situated within the registration sub-District of Sub Registrar Office, Thiruporur and within the Registration District of Chengalpattu.

CERSAI SECURITY INTEREST ID : 400069374727

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, CHINGLEPUT Branch Canara Bank, 9444172696 / 044- 27432622, e-mail id : cb2696@canarabank.com during office hours on any working day.

Place : Chennai

Date : 28.07.2026

कृत केनरा बैंक
For CANARA BANK

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.07.2026

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

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

1) **M/S . KATHIR CELL CITY,** Borrower
Prop. KATHIRAVAN A
91 ALAGESAN STREET,
VEDACHALAM NAGAR,
CHENGALPATTU,
TAMIL NADU- 603001

2) **Mr. KATHIRAVAN A,** Co-Borrower
S/O ASHOGAN ,
NO 122/W2 MARIAMMAN KOIL STREET,
ANOOR, THIRUKAZHIKUNDRAM TALUK,
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3) **Mrs. NITHYA K,** Guarantor / Mortgagor
W/O KATHIRAVAN,
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TAMIL NADU- 603405.

4) **Mr. MURUGAN G,** Guarantor
S/O GOPAL,
3/276 4TH STREET
RETTAIMALAI SEENIVASA NAGAR
MADAYATHUR, CHENGALPATTU,
TAMIL NADU- 603108.

3. Total liabilities: **Rs.18,35,332.00/- (Rupees Eighteen lakhs Thirty-Five thousand Three Hundred Thirty-Two only) as on 30.06.2026** plus applicable interest and incidental charges from 01.07.2026

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

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

(c) Date & Time of Auction: **02.09.2026 & Time 11:30am. to 12:30 p.m.**

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

5. Reserve Price: **Rs.24,60,000/- (Rupees Twenty-Four lakhs Sixty 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 **01.09.2026 up to 04:00 pm**

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, CHINGLEPUT Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, CHINGLEPUT Branch**, A/c No: 209272434, IFSC Code: **CNRB0002696** on or before **01.09.2026** 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 Alliance Pvt Ltd**.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **01.09.2026 till 04:00 PM**, to Canara Bank, CHINGLEPUT 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, 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**.

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.15,000/-** 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 CHINGLEPUT branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact the **Branch Manager** Canara Bank, CHINGLEPUT Branch 9444172696 / 044- 27432622, e-mail id : cb2696@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 : 28.07.2026

केनरा बैंक
For CANARA BANK

प्रधिकृत अधिकारी Authorised Officer

AUTHORISED OFFICER
CANARA BANK