



ARM BRANCH MADURAI

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), Guarantor (s) & Legal Heirs of Borrower (s) / 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 ARM Madurai Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **18/08/2026** for recovery of **Rs. 13,75,51,751.40(Rupees Thirteen Crore Seventy Five Lakhs Fifty One Thousand Seven Hundred Fifty One and Paise Forty Only)** as on 30/06/2026 with further interest from 01/07/2026 + cost due to the ARM Branch, Madurai of Canara Bank from **Smt. R. Kasammal, Legal Heirs of Late Sri. K. Rajavadivu and Legal Heirs of Late Sri. Karuppathevar and Smt. Muthupakkiam.**

Amount in Rupees

S. No	Reserve Price	Earnest Money Deposit (EMD)
Property 1	Rs. 98,10,000/-	Rs. 9,81,000/-
Property 2	Rs. 15,30,000/-	Rs. 1,53,000/-
Property 3	Rs. 2,76,50,000/-	Rs. 27,65,000/-
Property 4	Rs. 72,00,000/-	Rs. 7,20,000/-
Property 5	Rs. 11,50,000/-	Rs. 1,15,000/-

The Earnest Money Deposit (EMD) shall be deposited on or before **4.00 p.m. of 17/08/2026.**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22/07/2026

1	Name and Address of the Secured Creditor	Canara Bank, Arm Branch, Madurai, 2nd Floor, Vellapandian Towers, 120 Ft. Mattuthavani Surveyor Colony Road, Mattuthavani, Madurai - 625007.
2	Name and Address of the Borrower (s)/ Guarantor(s)	1) Smt. Muthupandiammal (Legal Heir of Late Sri. K. Rajavadivu) W/o Sri. Karuppathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai - 625002. 2) Smt. Sivaranjani @ Muthulakshmi (Legal Heir of Late Sri. K. Rajavadivu) D/o Mr. Rajavadivu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai - 625002. 3) Sri. K R Balamurugan (Legal Heir of Late Sri. K. Rajavadivu) S/o Mr. Rajavadivu (late), 4 Thiruvappudayar Koil Melamada Street,



		Sellur, Madurai – 625002. 4) Smt. R. Saranya (Legal Heir of Late Sri. K. Rajavadivu) D/o Mr. Rajavadivu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002. 5) Smt. R. Kasammal W/o Mr. Ramar No. 4, Mela Mada Street, Sellur, Madurai – 625002. 6) Smt. Karuthammal (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) W/o. Sri. Mookiah. 4, Thiruvappudaiyar koil, Melamada Street, Sellur, Madurai – 625002. 7) Smt. Muthu @ Muthulakshmi (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) D/o Sri. Karuppathevar (late), 4, Thiruvappudaiyar Koil Street, Melamada Street, Sellur, Madurai – 625002. 8) Sri. K. Pounraj (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) S/o Sri. Karuppathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002. 9) Sri. K. Ukkirapandi (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) S/o Sri. Karuppathevar (late), No. 4, Behind Thiruvappudayar kovil, Sellur, Madurai – 625002. 10) Sri. R. Thangapandi S/o Sri. Ramar 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002. 11) Sri. S. R. Thangaraman S/o. Sri. Ramar 2A Muthaiah Chettiyar Padithurai Road, Sellur, Madurai – 625002. 12) Sri. R. Sonaimuthu (Borrower) S/o Sri. S. Ramar No. 3/333, Parasurampatti, Moondrumavadi, K. Pudhur, Madurai – 625007
3	Total liabilities as on 30/06/2026	Rs.13,75,51,751.40(Rupees Thirteen Crore Seventy Five Lakhs Fifty One Thousand Seven Hundred Fifty One and Paise Forty Only) with further interest from 01/07/2026 + cost due to the ARM branch Madurai of Canara Bank.
4a) b)	Mode of Auction: Details of Auction service provider:	E-Auction M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com/
c)	Date & Time of Auction:	18/08/2026 12.00 p.m. to 01.00 p.m.
d)	Portal of E-Auction:	https://baanknet.com/



5	Details of Property/ies	As per Schedule - A mentioned below
6	Reserve Price	The reserve price for Property No.1 will be Rs.98,10,000/- (Rupees Ninety Eight Lakhs Ten Thousand only). The reserve price for Property No.2 will be Rs.15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand only). The reserve price for Property No.3 will be Rs.2,76,50,000/- (Rupees Two Crore Seventy Six Lakhs Fifty Thousand only). The reserve price for Property No.4 will be Rs.72,00,000/- (Rupees Seventy Two Lakhs only). The reserve price for Property No.5 will be Rs.11,50,000/- (Rupees Eleven Lakhs Fifty Thousand only).
7	EMD & last date of deposit of EMD:	The earnest money deposit for Property No.1 will be Rs.9,81,000/- (Rupees Nine Lakhs Eighty One Thousand only) The earnest money deposit for Property No.2 will be Rs.1,53,000/- (Rupees One lakh Fifty Three only) The earnest money deposit for Property No.3 will be Rs.27,65,000/- (Rupees Twenty Seven Lakhs Sixty Five Thousands only) The earnest money deposit for Property No.4 will be Rs.7,20,000/- (Rupees Seven Lakh Twenty Thousand only) The earnest money deposit for Property No.5 will be Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 17/08/2026.
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 17/08/2026

Details and full description of the immovable property(ies):

Details and full description of the immovable property(ies) :

Items in Property No.1

All that part and parcel of Land and Building existing and /or to be constructed thereon shown hereunder together with easementary and appurtenant thereto at Madurai Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10, now Corporation Ward No. 16, North Madurai, Sellur Village,

Out of property No. 1, item No.1: **T.S. No.1403/1** Comprising Site and Super Structure identified as portion of **Door No. 2** to an extent of **2048.75 Sq. feet** of property abounded by :

Boundaries:

North : Common Wall and house of Mr. Rajavadivu, Mr. Pounraj & Mr. Ukkirapandi.

South : 20 feet wide Muthiahah Padithurai Road.

East : Common Wall and House of Mrs. Kasammal.

West : House of Mr. K. Perumal and Factory premises of Mr. Pitchairaman.

Measuring

East - West on Northern Side 27 ½ feet



East - West on Southern Side 27 ½ feet
North – South on Eastern Side 74 ½ feet
North – South on Western Side 74 ½ feet
Totally 2048.75 Sq. feet.

Out of property No. 1, item No.2: **T.S. No.1403/1** Comprising Site and Super Structure identified as portion of **Door No. 11** to an extent of **1501.50 Sq. feet** of property abounded by:

Boundaries:

North : ThiruvappudaiyarkovilMudaliyar 3rd street.
South : Common Wall and Property of R. Vasantha.
East : Common Wall and Property of K. Chandramohan.
West : Pichairaman vagaiyara Dyeing factory building.

Measuring

East - West on Northern Side 28 ½ feet
East - West on Southern Side 27 ½ feet
North – South on Eastern Side 56 feet
North – South on Western Side 57 ¼ feet
Totally 1501.50 Sq. feet.

Out of property No. 1, item No.3: **T.S. No.1403/B, Door No. 2A** In that **Northern portion** is Abounded by:

North :Thiruveppudaiyarkovilmudaliyar 3rd street.
South : Common Wall and Property of Mrs. R. Kasammal.
East : House of Mr. Soundararajan
West : Common wall and property of Smt. Chandra.

Measuring

East – West on Northern Side 32 ½ feet
East – West on Southern Side 35 ¼ feet
North – South on Eastern Side 75 ¾ feet
North – South on Western Side 72 ¼ feet
Totally 1766 ¾ Sq. ft.

Out of property No. 1, item No.4: **T.S. No.1403/B, Door No. 2A** In that **Southern portion** is Abounded by:

North : Common Wall & House of Mr. K. Chandramohan.
South : Muthaiah Chettiyar Padithurai Road and Cross lane.
East : Wall and Property sold by Mrs. Deivendra Ammal.
West : Common wall and M.R.S. Mani Vagaiyara Property.

Measuring

East - West on Northern Side 22 ¼ feet
East - West on Southern Side 22 ¼ feet
North – South on Eastern Side 59 feet 10 ½ Inches.
North – South on Western Side 59 feet 4 ½ Inches.
Totally 1327 Sq. ft.

Property No.2

All that part and parcel of the Land and Building at Madurai Registration District, Chokkikulam Sub Registration District, , **TS No. 2153, Door No. 7** thiruvapudaiyar kovil west mada street, comprising site and Superstructure abounded by:

North : House of Mrs. Jeyamani Ammal in T.S. No. 2152
South : Property of Mr. Veerappa chettiar In T.S. No. 2154



East : Thiruvappudaiyar Kovil West Mada Street
West : Property in T.S. No. 2149

Measuring

East - West on Northern Side 60 feet
East - West on Southern Side 60 feet
North – South on Eastern Side 20 feet
North – South on Western Side 20 feet
Totally **1200 Sq. ft.**

Property No.3

All that part and parcel of the Land and Building at Madurai North Registration District, Chokkikulam Sub Registration District, Madurai Town, Town Survey Ward No. 10 at Present Corporation Ward No. 3, Sellur Village, **TS No. 1821 & 1822, Door No. 23, 24, 25, 26, 26A & 26A/2**, Ahimsapuram West street, comprising site and Dwelling house Measuring totally **13182 Sq. feet** (Excluding Road area) with all its appurtenances etc.,

abounded by:

North : Okkur VR Rama Rama Padasalai

South : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

East : Mela Mada Street

West : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

Measuring, totally **13182 Sq. feet**(Excluding Road area) with all its appurtenances etc.

Property No.4

All that part and parcel of the Land and Building at Madurai North Registration District, Chokkikulam Sub Registration District, Madurai Town, Town Survey Ward No. 10 at Present Corporation Ward No. 18, Sellur Village, **TS No. 1821, Door No. 3 & 5**, Ahimsapuram Mela Street, comprising site and Dwelling house abounded by:

North : Property of Mr. Lourudhu.

South : 5 Feet wide public land of Mr. Subramania Konar Land.

East : 20 feet North - South Ahimsapuram Mela Street.

West : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

The property is Measuring totally **6421 Sq. feet (Including Road Area)**. However, the actual extent of the property is **4657 Sq. feet (Excluding Road Area)**.

Property No.5

All that part and parcel of the Land and Building at Periyakulam Registration District, Sindhupatti Sub Registration District, Poruppumettupatti Village, Ward No. 1, Natham **S. No. 36/2** Comprising Hectare 3.07.0 Acres. In that a portion measuring **801 Sq. feet** comprising site and superstructure erected thereupon abounded by:

North : Property of Sri. Karuppa thevar

South: House of Sri. Gurunathan and Vacant site of Mr. Murugan

East : Property of Sri. Karuppa Thevar.

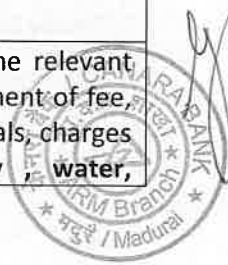
West : North – South Road

Measuring

East - West Side 36 feet
North – South Side 22 ¼ feet
Totally **801 Sq. ft.** with all its appurtenances etc.



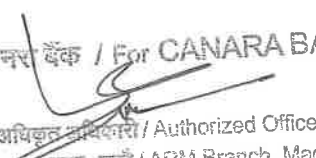
a)	The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of 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 17/08/2026 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/ 6354910210/ 8291220220/ 9892219848/ 8160205051. Email: support.BAANKNET@psballiance.com
e)	The intending bidders shall deposit Earnest Money Deposit (EMD) for for Property No.1 will be Rs.9,81,000/- (Rupees Nine Lakhs Eighty One Thousand only) ,for Property No.2 will be Rs.1,53,000/- (Rupees One lakh Fifty Three only) , for Property No.3 will be Rs.27,65,000/- (Rupees Twenty Seven Lakhs Sixty Five Thousands only) , for Property No.4 will be Rs.7,20,000/- (Rupees Seven Lakh Twenty Thousand only) , for Property No.5 will be Rs.1,15,000/- (Rupees One Lakh Fifteen 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 17/08/2026 at 4:00 PM.
f)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/-(One Lakh Only)(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. 1,00,000/- (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.
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.
o)	To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
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 17/08/2026 from 10:00 a.m. to 4:00 p.m.
q)	The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
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.
s)	For further details the Nodal Officer & its team Branch, Ph. No. Mobile 9489046509 may be contacted during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd) , (Contact No. 7046612345/6354910210/ 8291220220/ 9892219848/ 8160205051 . Email: support.BAANKNET@psballiance.com
<u>SPECIAL INSTRUCTION/CAUTION</u> 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.	

Date: 22/07/2026

Place : Madurai


 कृते कर्मचारी / For CANARA BANK
 अधिकृत अधिकारी / Authorized Officer
 ए आर ईन शाखा, मदुरै / ARM Branch, Madurai.
 Authorized Officer
 Canara Bank