

Ref:CB TRY:RO: SN EDAMALAIPATTI PUDUR CUS ID 81462629/SEP/2026 DATE:20.08.2026

**COVERING LETTER TO SALE NOTICE**

To,

M/s CENDUUR BUILDERS

OWNED AND REPRESENTED BY MR. DHEENATHAYALAN RAMANUJAM

No 1/8 , FIRST STREET, UKKADAI,  
ARIYAMANGALAM, TRICHY 620 010

MR.DHEENATHAYALAN RAMANUJAM (PROPRIETOR)

S/O RAMANUJAM R

94 ANBIL NAGAR KAMRAJ NAGAR MAIN ROAD

AIRPORT WIRELESS ROAD KK NAGAR

TRICHY 620 007

ALSO AT : 3<sup>RD</sup> FLOOR, TF-B, CENDUUR AVENUE,

AIRPORT, TRICHY, TAMIL NADU 620007

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, the Authorised Officer of Canara Bank has 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 them and the undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of 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,

Authorised Officer  
केनरा बैंक CANARA BANK

  
प्राधिकृत अधिकारी / Authorised Officer  
CANARA BANK

Enclosures: Sale Notice

Ref:CB TRY:RO: SN EDAMALAIPATTI PUDUR CUS ID 81462629/SEP/2026 DATE:20.08.2026

**SALE NOTICE**

**(Auction 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 to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of EDAMALAIPATTI PUDUR Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 22-09-2026 for recovery of Rs.1,48,28,063 /- (One Crore Forty Eight Lakhs Twenty Eight Thousand and Sixty three Rupees Only) due as on 18.08.2026 further interest and cost thereon to the EDAMALAIPATTI PUDUR Branch Trichy of Canara Bank from M/s CENDUUR BUILDERS OWNED AND REPRESENTED BY MR. DHEENATHAYALAN RAMANUJAM

The reserve price for

**PROPERTY 1: Rs.32,59,000/- (Thirty Two Lakhs Fifty Nine Thousand Only)**

**PROPERTY 2: Rs.64,55,000/- (Rupees Sixty Four Lakhs Fifty five Thousand Only)**

**PROPERTY 3: Rs.1,01,32,000/- (Rupees One Crore One Lakh Thirty Two Thousand Only)**

**EMD Amount:**

**PROPERTY 1: Rs.3,25,900/- (Rupees Three Lakhs Twenty Five Thousand Nine Hundred Only)**

**PROPERTY 2: Rs.6,45,500/- (Rupees Six Lakhs Forty Five Thousand Five Hundred Only)**

**PROPERTY3: Rs.10,13,200/- (Rupees Ten Lakhs Thirteen Thousand Two Hundred Only)**

**Bid Increment: Rs.50,000/- ( Rupees Fifty Thousand Only)**

**EDAMALAIPATTI PUDUR BRANCH**

Ref:CB TRY:RO: SN EDAMALAIPATTI PUDUR CUS ID 81462629/SEP/2026 DATE:20.08.2026

The earnest money deposit for The Earnest Money Deposit shall be deposited on or before 21.09.2026 till 4 pm

**Details and full description of the property:**

**Item-I Property**

**"A Schedule"**

Thiruchirapalli District, Thiruchirapalli Taluk, Thiruchirapalli Registration District, K Sathanur Sub-registration District, Kottapattu Village an extent of land measuring Acre 0.33 ½ cents combined lands of an extent of land measuring Old S.F No.151/6 and S.F No. 151/6A2 and an extent of land measuring Acre 0.26 cents comprised in Old S.F No.166/1 New S.F No.166/1B1 at Kottapattu Village

Having the following four boundaries:

North by : 30 feet Road and Land Comprised in T.S No.20/2

South by : Land comprised in T.S No.34

East by : Land comprised in T.S No.21,32,31

West by : Land Comprised in T.S No.20/2,

Within the said four boundaries an extent of vacant land measuring Acre.0.33 ½ cents with all other easementary rights, roads and pathways pertaining thereon.

**"B Schedule"**

Within the above extent of "A" Schedule property vacant land, an undivided share area land measuring 343 Sq.ft (31.78 Sq.ft) with all other necessary rights, roads and pathways pertains thereon. The property is situated in New Ward "AV", New Block No.4, New T.S No.33.

**Schedule - C**

Residential Tenement bearing Flat No. TF-B on third floor of super built up area admeasuring 890 Sq feet with car parking in Stilt Floor as delineated to the building "CENDUUR AVENUE" to be constructed in the property described in "Schedule A" above.

**Item-II Property**

Tiruchirapally District, Tiruchirapally Taluk, K Sathanur SRO, Kottapattu Village in Survey Number No. 153/4 ( New Survey No.153/4A1)- an extent of 6.35 Acres: in survey number No.154/1 an extent of 5.86 acres, in Survey No.154/2 an extent of 9.22 Acres; in survey no.155 an extent of 9.87 acres- which all these extents were clubbed together and thereby formed as a layout in D.T.P.T.T No.3/1973- in the total extent of 20180 Sq.Ft. by the name of ANBIL NAGAR- wherein the plot is more specifically situates in Survey No.159/4, New Survey No.153/4A Corresponding to New Ward AV- with all its usual pathway and other easementary rights.

**Boundaries:**

On North: Plot No.95

On South: Plot No. 93

On West : Property Situate in Survey No.153/3 in Kottapattu

Ref:CB TRY:RO: SN EDAMALAIPATTI PUDUR CUS ID 81462629/SEP/2026 DATE:20.08.2026

On East : 60 feet road

**Area:**

East-West on Northern Side: 70 Feet

On Southern Side: 64.6 feet

North-South on Western Side: 27.6 Feet

On Eastern Side: 53.0 feet

Total: 2706 Sq.ft

**Item-III Property**

| Item No. | Survey No.                                                                                                                | Extent of Areas in Acres/Hectors | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Boundaries                                                                                                                                                                                                                                                                      |
|----------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | Ariyamangalam Village, Survey No.261/1, for this Re-survey No.282/1 for this present sub division survey No.25/1B and 1A. | 1200 Sq.ft.                      | Tiruchirapalli District, Tiruchirapalli Registration District, Tiruchirapalli Taluk, Trichy Joint 3 Sub Registration District, Ukkadi Ariyamangalam Village, Survey No.261/1, for this Resurvey No.282/1 for this present Subdivision Survey No.25/1B and 1A totally measuring Acre 3.22 cents of lands formed into house site layout in this Northern Side an extent measuring 1200 Sq.ft.ofd site along with a terraced house building constructed there on together with Electricity Service Connection, Meter, Meter Deposit, Water Service Connection, bore well, 1HP Motor and all rights of pathway and easementary rights thereon.<br><br>The Property is having E.B Connection No.230-009-1158 & 230-009-1261 | North by site owned by Lenin Doctor and other;<br><br>South by Southern side measuring 1200 Sq.ft., of site owned by Meharunisha;<br><br>West by : South North Common Road;<br><br>East by : site owned by Ramanathan Mudaliar, vijayar Ura Company<br><br><b>Measurements:</b> |



(A GOVERNMENT OF INDIA UNDERTAKING)

## EDAMALAIPATTI PUDUR BRANCH

Ref:CB TRY:RO: SN EDAMALAIPATTI PUDUR CUS ID 81462629/SEP/2026 DATE:20.08.2026

|   |                                                                                               |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                        |
|---|-----------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                               |             | <p>Property Tax Assessment No.7001704, Water Tax Assessment No.216, New Ward "R" Door No.1F</p> <p>The property is situate within the limits of Tiruchirapalli City Corporation, Ariyamangalam Village, Iqbal First Street(Formerly Vasantha Nagar New Street)</p>                                                                                                                                                                                                                                                                                                                                                                                   | <p>East West on both side 30 feet;</p> <p>South north on both side 40 feet;</p>                                                                                                                                                                                                                                        |
| 2 | Ariyamangalam Village, Survey No.267/1, for this present sub division survey No.25/1B and 1A. | 1200 Sq.ft. | <p>Tiruchirapalli District, Tiruchirapalli Registration District, Trichy Joint 3 Sub Registration District, Ukkadai Ariyamangalam Village, Survey No.267/1, for this present Sub Division survey No.25/10 totally measuring Acre.3.22 cents of land formed into house site layout. In this an extent measuring 1200 Sq.ft of site along with all rights of pathway and easementary rights thereon.</p> <p>The property is having new ward "R". The property is situated within the limits of Tiruchirapalli City Corporation, Ariyamangalam Division, InamUkkadaiAriyamangalam Village, Iqbal First Street ( Formerly Vasantha Nagar new street)</p> | <p>South of East West Tanjore Road northern side Anjuman site;</p> <p>East of site owned by Mohamed Saliq;</p> <p>West of 12 feet width road in second street;</p> <p>North of site owned by a.Settu</p> <p><b>Measurements;</b></p> <p>East West on both sides 30 feet;</p> <p>South North on both sides 40 feet;</p> |

**EDAMALAIPATTI PUDUR BRANCH**

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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 Authorised Officer, Canara bank EDAMALAIPATTI PUDUR Branch, Ph. No. 9489045932 during office hours on any working day.

केनरा बैंक **CANARA BANK**

Date: 20.08.2026  
Place: Trichy

  
AUTHORISED OFFICER  
प्रधिकृत अधिकारी / Authorised Officer  
CANARA BANK

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.08.2026**

|     |                                                                |                                                                                                                                                                                                                                                                 |
|-----|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Name and Address of the Secured Creditor                       | CANARA BANK,<br>EDAMALAIPATTI PUDUR BRANCH,<br>34, New Street, EDAMALAIPATTI PUDUR, Trichy, Pin Code: 620012                                                                                                                                                    |
| 2   | Name and Address of the Borrower                               | M/s CENDUUR BUILDERS<br>Rep by its PROPRIETOR SRI DHEENATHAYALAN<br>1/8 1 <sup>ST</sup> STREET<br>UKKADAI<br>ARIYAMANGALAM<br>TRICHY 620 010<br><br>SRI DHEENATHAYALAN<br>S/O RAMANUJAM R<br>94 ANBIL NAGAR<br>AIRPORT WIRELESS ROAD<br>KK NAGAR TRICHY 620 021 |
| 3   | Total liabilities as on 18.08.2026                             | Rs.1,48,28,063 /- (One Crore Forty Eight Lakhs Twenty Eight Thousand and Sixty three Rupees Only) with further interest from thereon + Cost & expenses.                                                                                                         |
| 4a) | Mode of Auction :<br><br>Details of Auction service provider : | E- Auction<br><br>M/s. PSB Alliance (Baanknet)<br><br>Helpdesk Number: 8291220220                                                                                                                                                                               |



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|         |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                             |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b)      | Date & Time of Auction                                                                                                                                                                                                                                                 | Email: support.baanknet@psballiance.com<br>Date : 22.09.2026                                                                                                                                                                                                                                                                                                |
| c)      | Portal of E-Auction :                                                                                                                                                                                                                                                  | Time between 12.30 pm - 1.30 pm<br>(With unlimited extension of 5 minutes duration<br>each till the conclusion of the sale)                                                                                                                                                                                                                                 |
| d)      |                                                                                                                                                                                                                                                                        | <a href="https://baanknet.com">https://baanknet.com</a>                                                                                                                                                                                                                                                                                                     |
| 5       | Details and Description of the Property                                                                                                                                                                                                                                | All Schedule mentioned above                                                                                                                                                                                                                                                                                                                                |
| 6<br>a) | Reserve Price                                                                                                                                                                                                                                                          | PROPERTY 1:Rs.32,59,000/- (Thirty Two Lakhs Fifty Nine Thousand Only)<br>PROPERTY 2: Rs.64,55,000/- (Rupees Sixty Four Lakhs Fifty five Thousand Only)<br>PROPERTY 3: Rs.1,01,32,000/- (Rupees One Crore One Lakh Thirty Two Thousand Only)                                                                                                                 |
| b)      | EMD & last date of deposit of EMD :                                                                                                                                                                                                                                    | PROPERTY 1: Rs.3,25,900/- (Rupees Three Lakhs Twenty Five Thousand Nine Hundred Only)<br>PROPERTY 2: Rs.6,45,500/- (Rupees Six Lakhs Forty Five Thousand Five Hundred Only)<br>PROPERTY3: Rs.10,13,200/- (Rupees Ten Lakhs Thirteen Thousand Two Hundred Only)<br>The Earnest Money Deposit shall be deposited on or before <u>21-09-2026</u> till 4.00 pm. |
| 7.      | Other terms and conditions :                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                             |
| a)      | Auction/bidding shall be only through "Online Electronic Bidding" through the website <a href="https://baanknet.com">https://baanknet.com</a> . 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 of Branch / Authorised Officer.                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                             |
| 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.                                                                                                     |                                                                                                                                                                                                                                                                                                                                                             |

**EDAMALAIPATTI PUDUR BRANCH**

Ref:CB TRY:RO: SN EDAMALAIPATTI PUDUR CUS ID 81462629/SEP/2026 DATE:20.08.2026

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| d) | "EMD amount of 10% of the Reserve Price is to be deposited 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 <b>21.09.2026</b> till 4.00 pm.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 (Baanknet); Helpdesk Number: 8291220220; Email: support.baanknet@psballiance.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| f) | After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b>21.09.2026</b> till 4.00 pm, to Canara Bank, EDAMALAIPATTIPUDUR Branch by hand or by email. <ul style="list-style-type: none"> <li>i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.</li> <li>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.</li> <li>iii) Bidders Name. Contact No. Address, E Mail Id.</li> <li>iv) Bidder's A/c details for online refund of EMD.</li> </ul> |
| g) | The intending bidders should register their names at portal <a href="https://baanknet.com">https://baanknet.com</a> 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 (Baanknet); Helpdesk Number: 8291220220; Email: 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 <b>Rs. 50,000/-</b> . 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 above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**EDAMALAIPATTI PUDUR BRANCH**

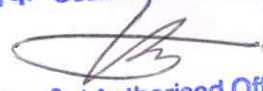
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|    |                                                                                                                                                                                                                                                                                      |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| l) | All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.                                                                                                                                                    |
| m) | In case, if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not held responsible for such dues.                                                                                                |
| n) | Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.                                                                                                                                     |
| o) | 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 Inamkulathur Branch who, as a facilitating centre, shall make necessary arrangements.                                   |
| p) | For further details contact Authorised Officer, Canara Bank, Inamkulathur Branch (Ph. No: 9489045808 e-mail id: cb1505@canarabank.com the serviceprovider:M/s.PSBAlliance(Baanknet);8291220220/7046612345/6354910172/989 2219848/8160205051;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: TRICHY  
Date: 20.08.2026

केनरा बैंक CANARA BANK  
  
AUTHORISED OFFICER  
CANARA BANK