

SPECIALIZED ARM II BRANCH CHENNAI [7901]

REF: COCHN/7901/RAMESH/26-27/03

Date: 11/09/2026

To,

Mr. Ramesh S No.1/3/71, South Avenue Road Muthamizh Nagar Chennai-600118.	(Proprietor)	Mrs. Gowri R W/o S Ramesh 64, 2 nd Street Gandhi Nagar Vyasarpadi, Chennai-600039.	(Guarantor)
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Dear Sir,

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, the Authorized Officer, Canara Bank, **G.P Road Branch** had taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Specialized ARM Branch II** Chennai of Canara Bank. 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 thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in this enclosed 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,

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER
ARM Branch-II, Chennai-17.
CANARA BANK

ENCLOSURE – SALE NOTICE



SPECIALIZED ARM II BRANCH CHENNAI [7901]

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 that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic Possession of which has been taken by the Authorized Officer of **G.P ROAD Branch** of the Canara Bank, will be sold with **"As is where is", "As is what is", and "Whatever there is"** on **29/09/2026 (Time 11.30 a.m. to 12.30 p.m.)** for recovery of **Rs.3,96,99,705.97 (Rupees Three Crores Ninety Six Lakhs Ninety Nine Thousand Seven Hundred Five and Paise Ninety Seven Only)** as on **10/09/2026** with future interest from thereon to the **Specialized ARM Branch II ,Chennai** of Canara Bank from Mr. S Ramesh (Borrower & Mortgagor) and Mr. S Gowri (Mortgagor & Guarantor)

The Reserve Price will be:

Property 1: 4,31,00,000/- (Four Crores and Thirty One Lakhs Only)

Property 2: 2,22,00,000/- (Two Crores and Twenty Two Lakhs Only)

The Earnest Money Deposit will be:

Property 1 : 43,10,000/- (Rupees Forty Three Lakh Ten Thousand Only)

Property 2 : 22,20,000/- (Rupees Twenty Two Lakh and Twenty Thousand Only)

The Earnest Money Deposit shall be deposited on or before 29/09/2026 before 10.00AM.

Details of Property:

S No	IMMOVABLE	Name of Title holder
	Details of Property:	
1	All that piece and parcel of Vacant Land, measuring extent of 11532 sqft., in Kamaraj Salar, Madura Periyasekkadu, Comprised in Survey No 3/1, Re Survey No. 3/1A, Patta No.R.P.T.No.5653/2011, as per patta Ward-A, Block No.35, T.S.No.2 Planning Permit No 3/8216/2013, 3/8258/2013, 3/0820/2013, 3/10830/2013, Building Permit No.3/00869/2013, 3/5868/2013, 3/5866/2013, 3/8428/2013 of MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, within the Limits of Chennai Corporation, and bounded on the North by - Kamaraj Salai, South by - Property of 2nd Item, East by - Property belongs to Mrs. G. Rukmani Ammal West by - 8 Feet Common Path AND Mr. Dhanasekar Building Admeasuring East to West on Northern Side - 94 Feet	Property Owned by S Ramesh

Specialized ARM Branch II Chennai
No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17
Email: cb7901@canarabank.com



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	East to West on Southern Side - 92 Feet North to South on Eastern Side - 122 Feet North to South on Western Side - 126 Feet In all admeasuring an extent of 11532 sqft., situate within the Registration District of Chennai North and Sub-Registration District of Madhavaram. All that piece and parcel of Vacant Land, measuring extent of 11284 sqft., in Kamaraj Salar, Madura Periyasekkadu, Comprised in Survey No 3/1, Re Survey No. 3/1A, Patta No.R.P.T.No.5653/2011, as per patta Ward-A, Block No.35, T.S.No.2 Planning Permit No 3/8216/2013, 3/8258/2013, 3/0820/2013, 3/10830/2013, Building Permit No.3/00869/2013, 3/5868/2013, 3/5866/2013, 3/8428/2013 of MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, now in Chennai District, within the Limits of Chennai Corporation, and bounded on the North by - Property belongs to Mr.G.Dhanasekar South by - Guru Dalmill, East by - Property belongs to Mrs. G. Rukmani Ammal West by - 8 Feet Common Path AND Mr. Dhanasekar Building Admeasuring East to West on Northern Side- 92 Feet East to West on Southern Side- 90 Feet North to South on Eastern Side- 122 Feet North to South on Western Side- 126 Feet (In all admeasuring an extent of 11284 sqft.,) Total extent of Land under ITEM-1 and ITEM-2 in Schedule-A is 22816 Sqft., ,4440 Sq.ft UDS , commercial space in Ground Floor and Flats named as Rajalakshmi Luxury Apartments having super built up area of 9800 Sq.ft (Including Common area) comprised in S.No.3/1, S.No.3/1A,T.S.No.2, Block No.35 situated within the Registration District of Chennai North and Sub-Registration District of Madhavaram.	
2	1.)312 Sqft Undivided Share out of 22816 Sqft., Situated at Flat No F2, in the first floor, Block – A and Flat Named as RAJALAKSHMI LUXURY APARTMENTS of the building to be constructed in the Schedule 'A' mentioned Property having a super build up area of 1040 Sq.ft., Comprised in S.No 3/1, S.No.3/1A, T.S No 2, Block No. 35, at MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, Now in Chennai District, Within limits of Chennai of Corporation, and within Registration District of Chennai North and Sub Registration District of Madhavaram. 2.)312 Sqft Undivided Share out of 22816 Sqft., Situated at Flat No F3, in the first floor, Block – B and Flat Named as RAJALAKSHMI LUXURY APARTMENTS of the building to be constructed in the Schedule 'A' mentioned Property having a super build up area of 1040 Sq.ft., Comprised in S.No 3/1, S.No.3/1A, T.S No 2, Block No. 35, at MADHAVARAM VILLAGE, Madhavaram Taluk,	Property Owned by Gowri R

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Thiruvallur District, Now in Chennai District, Within limits of Chennai of Corporation, and within Registration District of Chennai North and Sub Registration District of Madhavaram. 3.)312 Sqft Undivided Share out of 22816 Sqft., Situated at Flat No F4, in the first floor, Block – B and Flat Named as RAJALAKSHMI LUXURY APARTMENTS of the building to be constructed in the Schedule 'A' mentioned Property having a super build up area of 1040 Sq.ft., Comprised in S.No 3/1, S.No.3/1A, T.S No 2, Block No. 35, at MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, Now in Chennai District, Within limits of Chennai of Corporation, and within Registration District of Chennai North and Sub Registration District of Madhavaram. 4.)312 Sqft Undivided Share out of 22816 Sqft., Situated at Flat No F5, in the first floor, Block – C and Flat Named as RAJALAKSHMI LUXURY APARTMENTS of the building to be constructed in the Schedule 'A' mentioned Property having a super build up area of 1040 Sq.ft., Comprised in S.No 3/1, S.No.3/1A, T.S No 2, Block No. 35, at MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, Now in Chennai District, Within limits of Chennai of Corporation, and within Registration District of Chennai North and Sub Registration District of Madhavaram. 5.)312 Sqft Undivided Share out of 22816 Sqft., Situated at Flat No F6, in the first floor, Block – C and Flat Named as RAJALAKSHMI LUXURY APARTMENTS of the building to be constructed in the Schedule 'A' mentioned Property having a super build up area of 1040 Sq.ft., Comprised in S.No 3/1, S.No.3/1A, T.S No 2, Block No. 35, at MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, Now in Chennai District, Within limits of Chennai of Corporation, and within Registration District of Chennai North and Sub Registration District of Madhavaram. 6.)345 Sqft Undivided Share out of 22816 Sqft., Situated at Flat No F15, in the first floor, Block –B and Flat Named as RAJALAKSHMI LUXURY APARTMENTS of the building to be constructed in the Schedule 'A' mentioned Property having a super build up area of 1150 Sq.ft., Comprised in S.No 3/1, S.No.3/1A, T.S No 2, Block No. 35, at MADHAVARAM VILLAGE, Madhavaram Taluk, Thiruvallur District, Now in Chennai District, Within limits of Chennai of Corporation, and within Registration District of Chennai North and Sub Registration District of Madhavaram. Altogether total sum of 1905 Sqft., undivided Share of Land in Schedule –A mentioned property and altogether total sum of 6350 Sq.ft., Plinth area including common area.	
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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 Chief Manager, Canara Bank, Specialized ARM Branch II Chennai Branch (Ph. No.: 9740145622) during office hours on any working day. Portal of E-Auction: <https://baanknet.com>

Date: 11/09/2026

Place: Chennai

कृते केनरा बैंक For CANARA BANK

 AUTHORIZED OFFICER
 CANARA BANK



Specialized ARM Branch II Chennai
 No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17
 Email: cb7901@canarabank.com

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11/09/2026

1. Name and Address of the Secured Creditor: Canara Bank, Specialized ARM Branch II Chennai
No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar,
Chennai – 600 017
Ph.: 9740145622
E-mail: cb7901@canarabank.com
2. Name and Address of the Borrower:
3. Total liabilities: **Rs.3,96,99,705.97 (Rupees Three Crores Ninety Six Lakhs Ninety Nine Thousand Seven Hundred Five and Paise Ninety Seven Only)** as on **10/09/2026** with future interest from thereon to the **Specialized ARM Branch II Chennai Branch** of Canara Bank and other incidental charges thereto incurred by the Bank.
4. (a) Mode of Auction : Online Auction (E-Auction)
(b) Details of Auction service provider: <https://baanknet.com>
(c) Date & Time of Auction : 29/09/2026 (Time 11.30 a.m. to 12.30 p.m.).
(d) Portal of E-Auction : <https://baanknet.com>
5. Reserve Price :
Property 1: 4,31,00,000/- (Four Crores and Thirty One Lakhs Only);
Property 2: 2,22,00,000/- (Two Crores and Twenty Two Lakhs Only)

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) below.
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on **22/09/2026** 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 & 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 8291220220, Email: support.BAANKNET@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) 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 **29/09/2026, 10.00 AM.**

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- f. 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.
- 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. 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, **Specialized ARM Branch II Chennai, IFSC Code CNRB0007901**.
- 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 eAuction 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.
- 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

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inspection of property put on auction will be permitted to interested bidders at site on **22/09/2026** from **11:00 A.M** to **04:00 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 **Specialized ARM Branch II Chennai, No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai - 600 017, Ph.: 91-9740145622 Email Id : cb7901@canarabank.com** may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: support.BAANKNET@psballiance.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: 11/09/2026



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Authorised Officer
ARM Branch-II, Chennai-17
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