



ARM BRANCH MADURAI

SALE NOTICE

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/ charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Madurai ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **09/10/2026** for recovery of **Rs.5,74,70,505.68/- (Rupees Five Crore Seventy Four Lakhs Seventy Thousand Five Hundred Five and Sixty Eight only)** as on **31/08/2026** and further interest there on from **01/09/2026** + cost to the ARM Branch, Madurai of Canara Bank from **1).** M/S Shri Amirthavarshini.Com(Represented by Proprietor Mr. Ganapathiraja K) **2).**M/S Shri Amirthavarshini Super Mart (Represented by Partners Mr. Ganapathiraja K & Mrs. Dhanalakshmi G) **3).** M/S Sri Kamatchi Amman Traders (Repsented by Proprietor Mrs. Dhanalakshmi G) **4).** Mr. Ganapathiraja K **5).** Mrs. Dhanalakshmi G.

The reserve price for **Property No.1** will be **Rs. 2,00,25,000/- (Rupees Two Crore Twenty Five Thousand only).**

The earnest money deposit for **Property No.1** will be **Rs. 20,02,500/- (Rupees Twenty Lakh Two Thousand Five Hundred only)**

The reserve price for **Property No.2** will be **Rs. 42,00,000/- (Rupees Forty Two Lakhs only).**

The earnest money deposit for **Property No.2** will be **Rs. 4,20,000/- (Rupees Four Lakh Twenty Thousand only)**

The reserve price for **Property No.3** will be **Rs. 36,00,000/- (Rupees Thirty Six Lakhs only).**

The earnest money deposit for **Property No.3** will be **Rs. 3,60,000/- (Rupees Three Lakh Sixty Thousand only).**

The Earnest Money Deposit shall be deposited on or before **4.00 P.M of 08/10/2026**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16/09/2026

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. M/S SHRI AMIRTHAVARSHINI.COM, REPRESENTED BY PROPRIETOR Mr. GANAPATHIRAJA K, 71 AMMAN SANNATHI STREET, MADURAI – 625001. 2. M/S SHRI AMIRTHAVARSHINI SUPER MART,

		REPRESENTED BY PARTNERS Mr. GANAPATHIRAJA K & DHANALAKSHMI G, DOOR – 35/9A 5TH CROSS STREET, NEAR CHANDRABHAI HOSPITAL, SS COLONY, MADURAI NORTH, MADURAI – 625016. 3. M/S SRI KAMATCHI AMMAN TRADERS, REPRESENTED BY PROPRIETOR Mrs. DHANALAKSHMI G, 71 AMMAN SANNATHI STREET, MADURAI – 625001. 4. Mr. GANAPATHIRAJA K, S/O KAMARAJ K, 5-1-4 THANICHIYAM MAIN ROAD, 5TH WARD VADIPATTI TALUKA, ALANGANALLUR, MADURAI – 625501. 5. Mrs. DHANALAKSHMI G, W/O Mr. GANAPATHIRAJA K, 5-1-4 THANICHIYAM MAIN ROAD, 5TH WARD VADIPATTI TALUKA, ALANGANALLUR, MADURAI – 625501.
3	Total liabilities as on 31/08/2026	Rs. 5,74,70,505.68/- (Rupees Five Crore Seventy Four Lakhs Seventy Thousand Five Hundred Five and Sixty Eight only) as on 31/08/2026 and further interest there on from 01/09/2026 + cost there on.
4	Mode of Auction :	E-Auction
a)	Details of Auction service provider :	M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com
b)	Date & Time of Auction	09/10/2026 & 12.00 p.m. to 1.00 p.m.
c)	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. 2,00,25,000/- (Rupees Two Crore Twenty Five Thousand only). The reserve price for Property No.2 will be Rs. 42,00,000/- (Rupees Forty Two Lakhs only). The reserve price for Property No.3 will be Rs. 36,00,000/- (Rupees Thirty Six Lakhs only).
7.	Earnest Money Deposit	The earnest money deposit for Property No.1 will be Rs. 20,02,500/- (Rupees Twenty Lakh Two Thousand Five Hundred only). The earnest money deposit for Property No.2 will be Rs.

		4,20,000/- (Rupees Four Lakh Twenty Thousand only). The earnest money deposit for Property No.3 will be Rs3,60,000/- (Rupees Three Lakh Sixty Thousand only). The Earnest Money Deposit shall be deposited on or before 4.00 P.M of 08/10/2026.
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 08/10/2026
9.	Details of Encumbrance	No Encumbrance Known to the bank as on 09/08/2026
10	Detail of litigation	No litigation Known to the bank as on 09/08/2026

Property 1 in the name of Mr. Ganapathiraja:

All that piece and parcel of land and buildings existing and constructed thereon together with easementary and appurtenant thereto Madurai District, Madurai North Regn. District, Alanganallur sub Registry, Vadipatti Taluk, Alanganallur village, Old Natham S.No 283/5 Sub divided as New S.No. 468/17 measuring 0.02.11 Ares, S.no. 468/17 measuring 0.02.11 Ares or 2270 Sq.ft, Old S.No. 283/1 sub divided as new S.No 468/18 measuring 2.42 Ares or 2604 Sq.Ft, totaling 4874 Sq.ft of land and building bounded by:-

North : East west lane.

South : Thanichiyam Main Road.

East : South north lane, house and shop belongs to Jayalalitha.

West : House belongs to Munisamy.

Property 2 in the name of Mrs. Dhanalakshmi G:

A) All that piece and parcel of land and buildings existing and constructed thereon together with easementary and appurtenant thereto Madurai District, Madurai South Regn. District, Joint Sub Registry No.IV Madurai, Madurai South Taluk, Madakulam Village Ulkadai Palanganatham at present Madurai Corporation, T.S.No.18 Jaihind puram 1st main vethi (Bharathiyar 4th street) Door No. 109B/1, Old S.No.2/5 measuring 120 Sq.ft bounded by:

North : Property belongs to Muthu Pandi

South : Bathroom Belongs to Velu samy

East : 30 ft Bharathiyar Road

West : House belongs to Periyar Nadar.

Measuring

East West on Northern side 48 feet

East West on southern side 48 feet

North South on Eastern side 2 ½ feet

North south on Western side 2 ½ feet

Totalling 120 Sq ft.

B) All that piece and parcel of land and buildings existing and constructed thereon together with easementary and appurtenant thereto Madurai District, Madurai South Regn. District, Joint Sub Registry No.IV, Madurai South Taluk, Madakulam Village Ulkadai Palanganatham at present Madurai Corporation, T.S.No. 18 Jaihind puram 1st main vethi (Bharathiyar 4th street) Door No. 109B/1, Old S.No.2/5 measuring 589 Sq.ft bounded by:

North : Houses belongs to Karuppaiah Servai & Chokkalimgam Servai

South : 2 ½ ft wide common pathway next Velusamy bathroom.

East : 30 ft Bharathiyar Road.

West : House belongs to Periyar Nadar.



Measuring

East West on Northern side 38 feet
East West on southern side 38 feet
North South on Eastern side 15 ½ feet
North south on Western side 15 ½ feet
Totaling 589 Sq ft

C) All that piece and parcel of land and buildings existing and constructed thereon together with easementary and appurtenant thereto Madurai District, Madurai South Regn. District, Joint Sub Registry No.IV, Madurai South Taluk, Madakulam Village Ulkadai Palanganatham at present Madurai Corporation, T.S.No. 18 Jaihind puram 1st main vethi (Bharathiyar 4th street) Door No. 109B/1, Old S.No.2/5 measuring 155 Sq.ft bounded by:

North : Houses belongs to Karuppaiah Servai & Chokkalimgam Servai.
South : 2 1/2 ft wide common pathway next Velusamy Bathroom.
East : property belongs to Muthupandi.
West : House belongs to Mr. Periyar Nadar.

Measuring

East West on Northern side 10 feet
East West on southern side 10 feet
North South on Eastern side 15½ feet
North south on Western side 15 ½ feet
Totaling 155 Sq ft.

Property 3 in the name of Mr. GANAPATHIRAJA K:

All that piece and parcel of land and buildings existing and constructed thereon shown under schedule II below together with easementary and appurtenant thereto Madurai District, Madurai South Regn. District, Thirumangalam Sub Registry, Thirumangalam Municipality, Ward No.22, Old S.No. 10/21B, sub divided as new T.S.No. 111, Block No. 17, Thiruvalluvar Street and Kumarasamy Street, Old Door No. 90, New Door No. 60 Land and building measuring 2332 ½ Sq ft bounded by:

North : Kovil Vedu in T.S.No. 105 and T.S.No.106 property belongs to Kamaraj.
South : T.S.No. 116, Door No's. 97,98,99,100 houses belongs to Kandasamy and others.
East : Kumarasamy Street.
West : Common Pathway.
Measuring 2332 ½ Sq ft.

1st Thakku:

Measuring east west and on the both sides 21 ft and north south and on the both sides 42 ft, totaling 882 Sq. Ft.

2nd Thakku:

Measuring east west on the northern side 25 3/4 ft, on the southern side 25 3/4 ft and north south and on the both sides 21 ½ ft, totaling 554 Sq. Ft.

3rd Thakku:

Measuring east west and on the northern side 23 3/4 ft, on the southern side 23 3/4 ft and north south and on the both sides 37 ¾ ft, totaling 896 ½ Sq. Ft.

Totaling three Thakkus measuring 2332 ½ Sq.ft.

11 Other terms and conditions:

- 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 08/10/2026 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 the earnest money deposit for Property No.1 will be Rs. 20,02,500/- (Rupees Twenty Lakhs Two Thousand Five Hundred only) , for Property No.2 will be Rs. 4,20,000/- (Rupees Four Lakh Twenty Thousand only) , for Property No.3 will be Rs.3,60,000/- (Rupees Three Lakh Sixty 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 08/10/2026 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 is 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 08/10/2026 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.	

Place: Madurai
Date: 16/09/2026

For CANARA BANK
 Authorised Officer
 ARM Branch, Madurai.
 AUTHORISED OFFICER
 CANARA BANK