

CANARA BANK
VILAMPATTI BRANCH
COVERING LETTER TO SALE NOTICE

Ref: SALENOTICE/OCT

Date:16.10.2026

To

1. Mr. Ukkirapandian R(Borrower/Mortgagor)

S/o Rama Thevar

VJPM Ltd, Vilampatti

Dindigul – 624219.

2. Mr.Kannai Ram S (Co borrower)

S/o Saravana kumar

SLPM Ltd,

Vilampatti, Nilakottai-624219.

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, I on behalf of Canara Bank **VILAMPATTI Branch** have 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 our **VILAMPATTI Branch** of Canara Bank.

The undersigned proposes to sell the assets 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 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,

For Canara Bank
Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Confidential

(Auction Sale Notice for Immovable properties)

VILAMPATTI BRANCH

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 (whichever is applicable) possession of which has been taken by the Authorised Officer of VILAMPATTI Branch Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 16-10-2026, for recovery of Rs. 10,92,949.42/- (Rupees Ten Lakhs Ninety-Two Thousand Nine Hundred and Forty-Nine and Forty-Two Paise Only) as on 16-10-2026 with further interest + cost thereon, due to the Secured Creditor from Mr. Ukkirapandian.

The reserve price will be Rs.11,99,128/-(Rupees Eleven Lakhs Ninety-Nine Thousand and One Hundred and Twenty-Eight Only) and the earnest money deposit will be Rs.1,19,912/- (Rupees One Lakh Nineteen Thousand Nine Hundred and Twelve Only).

1	Name and Address of the Secured Creditor	Canara Bank VILAMPATTI Branch
2	Name and Address of the Borrower & Guarantor	1. Mr. Ukkira pandian R(Borrower/Mortgagor) S/o Rama thevar VJPM Ltd, Vilampatti Dindigul – 624219. 2. Mr.Kannai Ram S (Co borrower) S/o Saravanakumar SLPM Ltd, Vilampatti, Nilakottai-624219.

3	Total liabilities as on 16-10-2026	Rs. 10,92,949.42/- (Rupees Ten Lakhs Ninety-Two Thousand Nine Hundred and Forty-Nine and Forty-Two Paise Only)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (eBkay) 31-10-2026 and 3.30 P.M to 4.30P.M https://baanknet.com/
5	Details of Property/ies	All that piece and parcel of land and building situated at Dindigul District, Nilakottai Sub Registrar's Office, Ethilodu Village, Muthalapuram, Natha Old S.No.263, New S.No.507/4, Vacant site. It is measuring about East-West -32 feet, North-South -29feet, total -928 sq.ft North: Pitchai House East: Sundaram Pillai house South: S.Sundaram Pillai house West: North-South Lane
6	Reserve Price	Rs.11,99,128/- (Rupees Eleven Lakhs Ninety-Nine Thousand and One Hundred and Twenty-Eight Only)
7	Earnest Money Deposit	Rs.1,19,912/- (Rupees One Lakh Nineteen Thousand Nine Hundred and Twelve Only)
8	The property can be inspected Date & Time	29-10-2026 from 10:00 A.M to 4.00 P.M

9 Other terms and conditions:

- 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 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on **29-10-2026 from 10:00 A.M to 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 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051), Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.1,19,912/- (Rupees One Lakh Nineteen Thousand Nine Hundred and Twelve Only)** being 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 **30-10-2026 before 4.00 P.M.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50000/- (Rupees Fifty Thousand 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. 50,000/- (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, VILAMPATTI Branch, IFSC Code CNRB0001542.

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 inspection of property put on auction will be permitted to interested bidders at site on **29-10-2026 from 10:00 A.M to 4.00 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 contact Authorized Officer Canara Bank, VILAMPATTI Branch (Ph.No. 8220008456) e-mail id: recrodindigul@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com)."

Place: Dindigul

Date: 16.10.2026

For Canara Bank
Authorised Officer

Authorized Officer
प्राधिकृत अधिकारी
Canara Bank

Confidential