केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
CHENNAI GENERAL PATTERS ROAD BRANCH

Ref: CHN RO N/IPE/FY 2025-26/32 **Date: 31/10/2026**

To,

1. M/s. Industrial Product Expo (IPE)
   Rep. by its Proprietor Late Mr. N. Ganapathy Subramanian (Deceased)
   Now rep. by his legal heirs Mrs. Umamaheswari D and Mrs. Anandhi
   No.38/6, Jothiramalingam Street,
   Karunanithipuram, Puzhithivakkam,
   Chennai – 600091

2. Mrs. Umamaheswari D
   (Legal heir of Proprietor Late Mr. N. Ganapathy Subramaniyan)
   W/o. Late Mr. Ganapathi Subramaniyan
   331, 3rd Block, Sai Engineer Apartment
   Neyveli Flat, Madurai Meenakshi Street
   Iyyancheri, Urapakkam, Kancheepuram Dt - 603210

3. Mrs. Anandhi
   (Legal heir of Proprietor Late Mr.N.Ganapathy Subramaniyan)
   W/o. Late Mr. Neelakandan
   No.9/1, Venkatesa Perumal 1st Street
   Madipakkam, Chennai – 600091

4. Mrs. Juliet Fancy N
   W/o. Mr. Nelson
   18/29, Dr. Ambedkar Street
   Villivakkam
   Chennai - 600 049

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorized Officer, Canara Bank, **Chennai General Patters 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 **Chennai General Patters Road Branch** 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.

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Chennai General Patters Road Branch
No.155-157, Sundar Krishna Complex,
Thiru Vi Ka Salai, Chennai – 600002
Mob 91 9444780908
Email cb0908@canarabank.com

CANARA BANK Recovery & Legal Section, Regional Office, Chennai North-600 001

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

प्राधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

केनरा बैंक / CANARA BANK
वसूली व विधि अनुभाग, क्षेत्रीय कार्यालय
Recovery & Legal Section, Regional Office
चेन्नई / Chennai

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(A GOVERNMENT OF INDIA UNDERTAKING)
CHENNAI GENERAL PATTERS ROAD BRANCH

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) & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **Chennai General Patters Road Branch** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **20/11/2026 (Time 11.30 AM to 12.30 PM)** for recovery of **Rs. 22,03,02,202.44/- (Rupees Twenty-Two Crore Three Lakh Two Thousand Two Hundred Two and Paise Forty-Four Only)** due as on 31/10/2026 with future interest from thereon to **Canara Bank, General Patters Road Branch** from **1. M/s. Industrial Product Expo, Rep. by its Proprietor Late Mr. N. Ganapathy Subramanian (Deceased), Now rep. by his legal heirs (i) Mrs. Umamaheswari D & (ii) Mrs. Anandhi and 2. Mrs. Juliet Fancy N**

Other indirect liability of the Proprietor Late Mr.Ganapathy Subramaniyan N (Now rep. by his legal heirs Mrs.Umamaheswari D and Mrs.Anandhi) with Mrs.Umamaheswari D (Account Number. 0908627000002) is Rs. 1,39,35,899.86/- (Rupees One Crore Thirty Nine Lakh Thirty Five Thousand Eight Hundred Ninety Nine and Paise Eighty Six Only) due as on 06/10/2026 and Other indirect liability of Personal Loan of Late Ganapathy Subramaniyan N (Now rep. by his legal heirs Mrs.Umamaheswari D and Mrs.Anandhi) with Mr. Jayakumar M (Ac. Number: 60149630000276) is Rs. 7,55,538.76/- (Rupees Seven Lakh Fifty-Five Thousand Five Hundred Thirty-Eight and Paisa Seventy-Six Only) as on 31/10/2026.

The Reserve Price will be:

Rs.5,92,00,000/- (Rupees Five Crore and Ninety-Two Lakh Only)

The Earnest Money Deposit will be:

Rs.59,20,000/- (Rupees Fifty Nine Lakh and Twenty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **19/11/2026** till 4.00 p.m.

Details of Property:

Name of the Title Holder : Mrs. Juliet Fancy N & CERSAI Security Interest Id: 400039497960

All that piece and parcel of land bearing Door No.29A, Dr. Ambedkar Street, Villivakkam, Chennai – 600049, measuring 21 cents or 9156 sq.ft together with building thereon comprised in Survey No.364/Part (As per Patta S.No.364/1 Part) of Konnur Village, Ayanavaram Taluk, Chennai District and being

Bounded on the

North by : Property of Abimannan
South by : Property of Chelladurai
East by : Property of Nelson

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West by : Dr.Ambedkar Street

In admeasuring an extent of 9156 sq.ft of land and building thereon and situated within the Registration District of Chennai North and Sub Registration District of Konnur.

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 Canara Bank, General Patters Road Branch (Mob.No.:** 91 9444780908**, E-mail:** cb0908@canarabank.com**)** during office hours on any working day.

Portal of E-Auction: **https://baanknet.com**

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer

Date : 31/10/2026
Place : Chennai

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक / CANARA BANK
वसूली व विधि अनुभाग, क्षेत्रीय कार्यालय
Recovery & Legal Section, Regional Office
चेन्नई / Chennai

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(A GOVERNMENT OF INDIA UNDERTAKING)
CHENNAI GENERAL PATTERS ROAD BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/10/2026

1. Name and Address of the Secured Creditor	:	Canara Bank Chennai General Patters Road Branch No.155-157, Sundar Krishna Complex, Thiru Vi Ka Salai, Chennai – 600002 Mob 91 9444780908 Email cb0908@canarabank.com
2. Name and Address of the Borrowers and Guarantors	:	1. M/s. Industrial Product Expo (IPE) Rep. by its Proprietor Late Mr. N. Ganapathy Subramanian (Deceased) Now rep. by his legal heirs Mrs. Umamaheswari D and Mrs. Anandhi No.38/6, Jothiramalingam Street, Karunanithipuram, Puzhithivakkam, Chennai – 600091 2. Mrs. Umamaheswari D (Legal heir of Proprietor Late Mr. N. Ganapathy Subramaniyan) W/o. Late Mr. Ganapathi Subramaniyan 331, 3rd Block, Sai Engineer Apartment Neyveli Flat, Madurai Meenakshi Street Iyyancheri, Urapakkam, Kancheepuram Dt - 603210 3. Mrs. Anandhi (Legal heir of Proprietor Late Mr.N.Ganapathy Subramaniyan) W/o. Late Mr. Neelakandan No.9/1, Venkatesa Perumal 1st Street Madipakkam, Chennai – 600091 4. Mrs. Juliet Fancy N W/o. Mr. Nelson 18/29, Dr. Ambedkar Street Villivakkam Chennai - 600 049
3. Total liabilities	:	**Rs. 22,03,02,202.44/- (Rupees Twenty-Two Crore Three Lakh Two Thousand Two Hundred Two and Paise Forty-Four Only)** due on 31/10/2026 with further interest and other incidental charges thereto incurred by the Bank Other indirect liability of the Proprietor Late Mr.Ganapathy Subramaniyan N (Now rep. by his

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legal heirs Mrs.Umamaheswari D and Mrs.Anandhi) with Mrs.Umamaheswari D (Account Number. 0908627000002) is Rs. 1,39,35,899.86/- (Rupees One Crore Thirty-Nine Lakh Thirty-Five Thousand Eight Hundred Ninety-Nine and Paise Eighty-Six Only) due as on 06/10/2026 and Other indirect liability of Personal Loan of Late Ganapathy Subramaniyan N (Now rep. by his legal heirs Mrs.Umamaheswari D and Mrs.Anandhi) with Mr. Jayakumar M (Ac. Number: 60149630000276) is Rs. 7,55,538.76/- (Rupees Seven Lakh Fifty-Five Thousand Five Hundred Thirty-Eight and Paisa Seventy-Six Only) as on 31/10/2026.

4.	**(a) Mode of Auction**	:	Online Auction (E-Auction)
	(b) Details of Auction service provider	:	**Baanknet (M/s PSB Alliance Pvt. Ltd),** Corporate Office: Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai, Maharastra-400037 Helpdesk No. 8291220220 Email:support.BAANKNET@psballiance.com. Website : **https://baanknet.com**
	(c) Date & Time of Auction	:	**20/11/2026 & Time** 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Portal of E-Auction	:	**https://baanknet.com**
5.	**Reserve Price**	:	**Rs.5,92,00,000/- (Rupees Five Crore and Ninety-Two Lakh 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.

b. Auction/bidding shall be only through "Online Electronic Bidding'' through the website https://baanknet.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

c. The property can be inspected with Prior Appointment with Authorized Officer, on **18/11/2026** between 11.00 A.M. & 4.00 P.M.

d. 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.

e. 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

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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.

f. 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 **19/11/2026** till 5.00 PM

g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-** (Incremental Amount). 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.

h. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i. The incremental amount/price during the time of each extension shall be **Rs.1,00,000/-** and time shall be extended to 5 minutes when valid bid received in last minutes.

j. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

k. 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

l. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m. For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the rate as applicable under Section 194 – IA, on the Sale proceeds, the TDS is to be paid by the successful bidder from the sale amount and submit the original receipt of TDS certificate to the Bank Borrower's/ Mortgagor's PAN to be furnished for TDS purpose.

n. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

o. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to **Account No. 209272434, Account Name. Canara Bank, General Patters Road Branch, IFSC Code. CNRB0000908**

p. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the

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properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. The eAuction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or in any way for any third party claims / rights / dues or anyone else in respect of the said properties.

q. 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.

r. The Sale Certificate shall be issued in the same name in which the bid is submitted.

s. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.

t. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office, Chennai North or Canara Bank, General Patters Road Branch, who, as a facilitating centre, shall make necessary arrangements. For further details Canara Bank, General Patters Road Branch, 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)."

u. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.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.

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER
CANARA BANK

Place: Chennai
Date: 31/10/2026

केनरा बैंक / CANARA BANK
वसूली व विधि अनुभाग, क्षेत्रीय कार्यालय
Recovery & Legal Section, Regional Office
चेन्नई उत्तर / Chennai North-600 001

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