கனரா வங்கி केनरा बैंक Canara Bank
ஓர் இந்திய அரசு நிறுவனம் भारत सरकार का उपक्रम A Government of India Undertaking
சிண்டிகேட் सिंडिकेट Syndicate
Chennai Specialised Arm Branch[02361], NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING,
ANNA SALAI, TEYNAMPET, CHENNAI 600018. Mob: 2849 6339, 2849 6900, e-mail:cb2361@canarabank.com

ANNEXURE-III

SALE NOTICE COVERING LETTER

REF: 02361/2773261000049/SN/76/2026 **DATE: 31/10/2026**

To

1) **M/s. JUDES INFRA TECHNOLOGIES Pvt Ltd,**
Old No.43, New No. 128, APPU STREET
SANTHOME, MYLAPORE, CHENNAI,
TAMIL NADU 600004

2) **Mr.H J Jude Aruldoss**
S/o Hubert Joseph,
No 24, Raja Illam, Jonahan Street,
Raja Annamalai Puram, Chennai - 600028

3) **Mrs.Nirupa Jude**
W/o Mr.Jude Aruldoss,
No 24, Raja Illam, Jonahan Street,
Raja Annamalai Puram, Chennai - 600028

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, **Chennai Specialised Arm Branch[02361]** 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 **CHENNAI SANTHOME HIGH ROAD** Branch of Canara Bank. The account has since been transferred to **Chennai Specialised Arm Branch[02361]**.

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,

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आ द ब शाखा चेन्नै-18. / ASB Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – E-AUCTION SALE NOTICE

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கனரா வங்கி केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
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ANNEXURE-II

[Appendix – IV-A

[See proviso to rule 8 (6)]

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 / charged to the Secured Creditor, the **Constructive** possession of which has been taken by the Authorised Officer of **Chennai Specialised Arm Branch[02361]** branch of the Canara Bank., Secured Creditor, will be sold on "As is where is", "As is what is", and" Whatever there is" on **23/11/2026**, for recovery of Rs.**10,88,47,154/-** (Rupees **Ten Crores Eighty Eight Lakhs Forty Seven Thousand One Hundred Fifty Four** Only) as on 31.10.2026 plus future interest and cost and expenses thereon due to the **Chennai Specialised Arm Branch[02361]** branch of Canara Bank, Secured Creditor from **M/s. JUDES INFRA TECHNOLOGIES PRIVATE LIMITED represented by Mr.H J Jude Aruldoss and Mrs.Nirupa Jude.**

Details and full description of the movable & immovable property with known encumbrances, if any.

Property No: 1 in the name of Mr. H. J Jude Aruldoss

All that piece and parcel of Land and building bearing **Flat No.S-1**, Second floor, Old Door No.48, New Door No.128, Appu Street, Mylapore, Chennai-600 004, Comprised in Old Survey No.782, R.S.No.2846, Block No.58, Mylapore Village, land measuring an extent of **491 Sq.ft Undivided share** out of **1965 Sq.ft**, together with flat area of **912 Sq.ft** (inclusive of common areas), Within the Sub Registration District of Mylapore and Registration District of Central Chennai.

Boundaries
North by: **Property in R.S.No.2845**
South by: **Sambandan's property in R.S.No. 2849/1, 2849/2, 2849/3**
East by: **Appu Street**
West by: **Property in R.S.Nos:2844 and 2847**

The reserve price will be Rs.**1,08,50,000/-** and the earnest money deposit will be Rs.**10,85,000/-.** The Earnest Money Deposit shall be deposited on or before **21/11/2026** at 11:00 PM.

Property No: 2 in the name of Mr. H. J Jude Aruldoss

All that piece and parcel of land and building bearing **Flat No.F-2**, First Floor, Old Door No.4,New Door No.26,Jonahan Street, Raja Annamalaipuram, Chennai -600028, comprised in **Old Survey Nos.718 and 719, R.S.No.4502, R.S.No.4502/1, Block No.99, C.C.No.818**,Mylapore Village, Land measuring an extent of **593sq.ft, Undivided share** out of **2813 Sq.ft** or **1 Ground and 413 Sq.ft** together with Flat Area of **1310 Sq.ft.**, Within the Sub Registration District of Mylapore and Registration District of Central Chennai.

Boundaries
North by: **Doraisamy Naicker's House**
South by: **Jonahan Street**
East by: **Murali and Ambrose House**
West by: **Maria Savari Ammal's House**

The reserve price will be Rs.**1,28,00,000/-** and the earnest money deposit will be Rs.**12,80,000/-.** The Earnest Money Deposit shall be deposited on or before **21/11/2026** at 11:00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Secured Creditor's website i.e. www.canarabank.com or may contact Authorised Officer, **Chennai Specialised Arm Branch[02361]** branch, Canara Bank, **Mob No: 2849 6339, 2849 6900** during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
Branch, Chennai-18.

Date: **31/10/2026**
Place: **Chennai**

AUTHORISED OFFICER
CANARA BANK

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கனரா வங்கி केनरा बैंक Canara Bank
தன் இந்திய அரசு நிறுவனம் भारत सरकार का उपक्रम A Government of India Undertaking
சிண்டிகேட் सिंडिकेट Syndicate
Chennai Specialised Arm Branch[02361], NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING,
ANNA SALAI, TEYNAMPET, CHENNAI 600018. Mob: 2849 6339, 2849 6900, e-mail:cb2361@canarabank.com

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 **Chennai Specialised Arm Branch[02361]** branch of the Canara Bank., Secured Creditor, will be sold on "As is where is", "As is what is", and" Whatever there is" on **23/11/2026**, for recovery of Rs. **10,88,47,154/-** (Rupees **Ten Crores Eighty Eight Lakhs Forty Seven Thousand One Hundred Fifty Four** Only) as on 31.10.2026 plus future interest and cost and expenses thereon due to the **Chennai Specialised Arm Branch[02361]** branch of Canara Bank, Secured Creditor from **M/s. JUDES INFRA TECHNOLOGIES PRIVATE LIMITED represented by Mr.H J Jude Aruldoss and Mrs.Nirupa Jude.**

1. Name and Address of the Secured Creditor: Canara Bank, **Chennai Specialised Arm Branch[02361]** branch, **NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING, ANNA SALAI, TEYNAMPET, CHENNAI 600018**
2. Name and Address of the Borrower(s) / Guarantor(s)
   i. **M/s. JUDES INFRA TECHNOLOGIES PRIVATE LIMITED,** Old No.43, New No.128, APPU STREET SANTHOME,MYLAPORE CHENNAI CHENNAI TAMIL NADU 600004
   ii. **Mr.H J Jude Aruldoss**, S/o Hubert Joseph, No 24,Raja Illam, Jonahan Street,Raja Annamalai Puram, Chennai - 600028
   iii. **Mrs.Nirupa Jude**, W/o Mr.Jude Aruldoss, No 24, Raja Illam, Jonahan Street, Raja Annamalai Puram,, Chennai - 600028
3. Total liabilities as on 31.10.2026: Rs. **10,88,47,154/-** (Rupees **Ten Crores Eighty Eight Lakhs Forty Seven Thousand One Hundred Fifty Four** Only) plus further interest from 01.11.2026 and costs and expenses etc.
4. (a) Mode of Auction: Online Electronic Bidding (**E- Auction**)
   (b) Details of Auction service provider: **M/s PSB Alliance Pvt. Ltd (BAANKNET)**
   (c) Date & Time of Auction: **23/11/2026** Time: 10:30 AM to 11:30 AM (with unlimited extension of 5 minutes duration each tills the conclusion of the sale)
   (d) Place of Auction: **https://baanknet.com.**
5. Details of Property/ies :

Property No: 1 in the name of Mr. H. J Jude Aruldoss

All that piece and parcel of Land and building bearing **Flat No.S-1**, Second floor, Old Door No.48, New Door No.128, Appu Street, Mylapore, Chennai-600 004,Comprised in Old Survey No.782, R.S.No.2846, Block No.58, Mylapore Village, land measuring an extent of **491 sq.ft Undivided share** out of **1965 sq.ft**, together with flat area of **912 sq.ft** (inclusive of common areas), Within the Sub Registration District of Mylapore and Registration District of Central Chennai.

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Boundaries
North by: **Doraisamy Naicker's House**
South by: **Jonahan Street**
East by: **Murali and Ambrose House**
West by: **Maria Savari Ammal's House**

6. Reserve Price: Property I Rs.**1,08,50,000**/- (Rupees **One Crore Eight Lakhs Fifty Thousand** Only)
   Property II Rs.**1,28,00,000**/- (Rupees **One Crore Twenty Eight Lakhs** Only)
7. Earnest Money Deposit:

CANARA BANK ★ चेन्नै Chennai-18. ★ ARM Branch

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Property I Rs.**10,85,000**/- (Rupees **Ten Lakhs Eighty Five Thousand** Only)
Property II Rs.**12,80,000**/- (Rupees **Twelve Lakhs Eighty Thousand** Only)

8. The property can be inspected Date & Time: **21/11/2026** from **10:00 AM** to **5:00 PM**.
9. 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 9(e) below).
   b. The property/ies will be sold above the Reserve Price.
   c. The property can be inspected, with Prior Appointment with Authorised Officer, on **21/11/2026** from 10:00 AM to 5:00 PM.
   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 & Aadhar and Aadhaar linked with latest Mobile number and also register with digilocker 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 Rs.**23,65,000/-** 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 **21/11/2026** at **11:00 PM**.
   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, **Chennai Specialised Arm Branch[02361],** IFSC Code : **CNRB0002361**.
   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 e-Auction 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

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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 **21/11/2026** from **10:00 AM** to **5:00 PM**.

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 Authorised Officer, Canara Bank, **Chennai Specialised Arm Branch[02361]** Branch (Mob: **2849 6339, 2849 6900**) e-mail id: **cb2361@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.**

q. The above property is in symbolic possession of the bank and the Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and condition of the sale.

1. The bidder is purchasing the property in Symbolic Possession at his /own risk and responsibility.
2. Bank will not be responsible or duly bound for handing over of physical possession.
3. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
4. Successful Auction Purchaser has to submit the Declaration cum undertaking confirming the above terms and conditions (1 to 3) immediately after e-Auction.
5. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

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
आ व प्र शाखा चेन्नै-18 / A&P Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK

Place: Chennai
Date: 31/10/2026

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