केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CANARA BANK
MORUR WEST Branch
COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/RSN/MAK/26110406 Date: 05/11/2026

To

1. **SRI. C. ULAGANATHAN,**
S/o CHINNATHAMBI, D.No.1-18
UNJANAUR, ANNATHANAPATTI,
MAVELIPALAYAM,
SANKARI, SALEM - 637 301
Mobile: 9952589363
[BORROWER & MORTGAGOR]
[1544619012222]

2. **SRI. C. SAKTHIVEL,**
S/o CHINNATHAMBI, D.No.1-18
UNJANAUR, ANNATHANAPATTI,
MAVELIPALAYAM,
SANKARI, SALEM - 637 301
Mobile: 9543293012
[CO-BORROWER & MORTGAGOR]
[1544619012222]

Dear Sir,

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[1].

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As you are aware, I on behalf of Canara Bank MORUR WEST 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 MORUR WEST 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 Under Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002

Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

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केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CERSAI ID: 400008625806

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
MORUR WEST Branch

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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** possession of which has been taken by the Authorized Officer of Canara Bank, **MORUR WEST** Branch (The Secured Creditor) will be sold on As is where is", As is what is", and Whatever there is" on **30/11/2026**, for recovery of **Rs.6231938.30/-** (Rupees Sixty-Two Lakh Thirty-One Thousand Nine Hundred Thirty-Eight and Paise Thirty Only) due to the Secured Creditor from **1. SRI. C. ULAGANATHAN & 2. SRI. C. SAKTHIVEL**. The reserve price will be **Rs.2250000.00/-** (Rupees Twenty-Two Lakh Fifty Thousand Only) and the earnest money deposit will be **Rs.225000.00/-** (Rupees Two Lakh Twenty-Five Thousand Only).

1	Name and Address of the Secured Creditor	Canara Bank, **MORUR WEST** Branch
2	Name and Address of the Borrower & Guarantor	
	1. SRI. C. ULAGANATHAN, S/o CHINNATHAMBI, D.No.1-18 UNJANAUR, ANNATHANAPATTI, MAVELIPALAYAM, SANKARI, SALEM - 637 301 Mobile: 9952589363	**[BORROWER & MORTGAGOR]** **[1544619012222]**
	2. SRI. C. SAKTHIVEL, S/o CHINNATHAMBI, D.No.1-18 UNJANAUR, ANNATHANAPATTI, MAVELIPALAYAM, SANKARI, SALEM - 637 301 Mobile: 9543293012	**[CO-BORROWER & MORTGAGOR]** **[1544619012222]**
3	Total liabilities as on 04/11/2026	**Rs.6231938.30/-** (Rupees Sixty-Two Lakh Thirty-One Thousand Nine Hundred Thirty-Eight and Paise Thirty Only)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	**E-Auction** **M/s PSB Alliance Ltd (Baanknet)** **30/11/2026, 11.30 AM to 12.30 PM** **SALEM**

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5	Details of Property/ies	
	All that part and parcel of Land and Building in the name of SRI. C. ULAGANATHAN S/O CHINNATHAMBI & SRI. C. SAKTHIVEL S/O CHINNATHAMBI located at Salem District, Salem West Registration District, Sankari Sub Registration District, Sankari Taluk, Annathanapatti village, Old Survey No. 80/1, New S.No. 186/1, Door No. 1-18, to the extent of 0.0310.0 Sq. mt (or) 3336 ¾ Sq. ft of Land along with terraced house having following boundaries and linear measurements as under; North of - House of Muthusamy, Sankar in Natham S. No's. 186/2, 186/3 South of - Agriculture lands of Rathinam in Natham S. No. 81 East of - 12 ft width Panchayat Road West of - House of Venugopal Linear Measurements: East - West on North - 22.2 mt East - West on South - 20.6 mt North - South on East - 14.8 mt North - South on West - 14.0 mt Thus admeasuring 3336 ¾ Sq. ft of Land and house building., With all appurtenances, accessories and all passage and easement rights attached therein.	
6	Reserve Price (Please note to mention separately for each property)	**Rs.2250000.00/-** (Rupees Twenty-Two Lakh Fifty Thousand Only)
7	Earnest Money Deposit	**Rs.225000.00/-** (Rupees Two Lakh Twenty-Five Thousand Only)
8	The property can be inspected Date & Time	**21/11/2026** between **11.00 AM** and **4.00 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 on **21/11/2026** between **11.00 AM** and **4.00 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

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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 **Rs.225000.00/-** (Rupees Two Lakh Twenty-Five Thousand 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 **27/11/2026** at **5.00 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50000.00/-** (Incremental amount/price) mentioned under the column "Increment Combo". 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.50000.00/-** (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, **MORUR WEST** Branch, IFSC Code **CNRB0001544**.

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.

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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 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 from **21/11/2026** between **11.00 AM** and **4.00 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 the authorized officer Mr. Padmanathan A, Canara Bank, Salem Regional Office, Ph. No./Mobile No. 9566689161 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**

For CANARA BANK

Authorised Officer Under
Securitisation and Reconstruction of
Financial Assets & Enforcement of
Securities Interest Act 2002

Authorised Officer
Canara Bank

Place: SALEM
Date: 05/11/2026

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