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

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I

Ref :OF295/ARM/SN/M D BUILDERS/FY 2026 - 27/8 Date : 07.11.2026

To

M/s.M D Builders, Rep by its proprietor Mr.T.Murugan, No 1/554, J.J Nagar, Mogappair West, Chennai – 600037.	M/s.M D Builders, Rep by its proprietor Mr.T.Murugan, Block M2, Flat No.S2, VGN Minerva, Nolumbur, Chennai-600037
Mr.T.Murugan, S/o.Mr.V.P.Thirunavukkarasu, No 1/554, J.J Nagar, Mogappair West, Chennai – 600037	Mrs.K.Vijaya, Flat No.MIG 163, First Floor, Annai Illam 5th Street, Noolambur, Mugappari West, Chennai – 600037.
Mrs.K.Vijaya, M-1, Block Door No T-4 VGN, Minarva Noolambur, Chennai - 600037	Mrs.K.Vijaya 1/549, J J Nagar, West Mogappair Chennai - 600037

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, the Authorized Officer, Canara Bank, Asset Recovery Management Branch, Chennai, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to them. The account has since been transferred to Asset Recovery Management Branch, Chennai and the undersigned proposes to sell the assets (through e-auction) more fully described in the Sale Notice.

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 व प्र शाखा चेन्नै 18. / ARM Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

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

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT 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) 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 **symbolic / constructive** possession of which has been taken by the Authorised Officer of **Asset Recovery Management Branch, Chennai** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **26.11.2026,** (Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)) for recovery of **Rs. 3,84,65,362.45 (Three Crores Eighty Four Lakhs Sixty Five Thousand Three Hundred Sixty Two and Paise Forty Five Only)** due as on **31.10.2026** to the Asset Recovery Management Branch, Chennai of Canara Bank from **M/s.M D Builders,, Mr.T.Murugan and Mrs.K.Vijaya.**

The Reserve Price will be:

Property No.1 : Rs.21,00,000/- (Rupees Twenty One Lakh Only)

Property No.2 : Rs. Rs.22,00,000 /- (Rupees Twenty Two Lakh Only)

The Earnest Money Deposit will be:

Property No.1 : Rs.2,10,000/- (Rupees Two Lakh Ten Thousand Only)

Property No.2 : Rs.2,20,000/- (Rupees Two Lakh Twenty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **25.11.2026** by 11.00 PM.

Details of Property:

Property No.1:

(Property in the name of Sri.T.Murugan and Covered by Doc.No.13097/2014 and 14366/2014 CERSAI ID:400009435561)

All that piece and parcel of the immovable property being residential flat bearing Flat No. S1, located in the 2nd floor of the building called " Devika Homes" at Plot No 13, Annai Indra Nagar, Thirunindravur – 602024, measuring a super built up area of 1169 sqft or thereabouts, together with 598 sqft undivided share, title and interest forming part of the larger extent of land measuring 2411 sqft, comprised in Survey No 90/20, Thirunindravur village, Avadi municipality, Thiruvallur District, Poonamalle Taluk and the Plot bounded on the

North By : S.No 90/6
South By : 40 Feet Wide road
East By : Plot No 14
West By : Plot No 12

Situated within the Sub Registration District Avadi and in the Registration District of Chennai South.

CANARA BANK
चेन्नै Chennai-18.
ARM Branch

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

Property No.2:

(Property in the name of Sri.T.Murugan and Covered by Doc.No.14387 /2014 and 14388/2014 CERSAI ID:400009435213)

All that piece and parcel of the immovable property being flat No. F2, 1st floor of the building called "Sri Sai Homes" Situated at Plot No 14, Secretariat Nagar, Koilpathagai Village, Ambattur Taluk, Thiruvallur District measuring a super built up area of 950 sq.ft or thereabouts, together with 484.25 sqft of undivided share out of the larger extent of land measuring 1937 sqft, comprised in Survey Nos 136/1 and 136/2, Koilpathagai Village, Avadi Mucipality, Ambatur Taluk, Thiruvallur District and the Plot bounded on the

North By : Plot No 11
South By : 7.20 meter road
East By : Plot No 13
West By : Plot No 15

Situated within the Sub Registration District of Ambattur Taluk, Thiruvallur district, within the Registration District of South Chennai

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 Asset Recovery Management Branch, Chennai (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@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
आ व प्र शाखा चेन्नई

AUTHORISED OFFICER
CANARA BANK

Date : 07.11.2026
Place : Chennai

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

(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.11.2026

1. Name and Address of the Secured Creditor	:	Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Circle Office Building, Anna Salai, Teynampet, Chennai – 600 018 (Ph.No.044 - 2849 6339, 2849 6900)
2. Name and Address of the Borrowers and Guarantors	:	M/s.M D Builders, Rep by its proprietor Mr.T.Murugan, No 1/554, J.J Nagar, Mogappair West, Chennai – 600037. M/s.M D Builders, Rep by its proprietor Mr.T.Murugan, Block M2, Flat No.S2, VGN Minerva, Nolumbur, Chennai-600037 Mr.T.Murugan, S/o.Mr.V.P.Thirunavukkarasu, No 1/554, J.J Nagar, Mogappair West, Chennai – 600037. Mrs.K.Vijaya, Flat No.MIG 163, First Floor, Annai Illam 5th Street, Noolambur, Mugappari West, Chennai – 600037. Also at, Mrs.K.Vijaya, M-1, Block Door No T-4 VGN, Minarva Noolambur, Chennai - 600037 Also at, Mrs.K.Vijaya 1/549, J J Nagar, West Mogappair Chennai - 600037
3. Total liabilities as on 31.10.2026	:	**Rs. 3,84,65,362.45 (Three Crores Eighty Four Lakhs Sixty Five Thousand Three Hundred Sixty Two and Paise Forty Five Only)** with further interest and other incidental charges thereto incurred by the Bank

केनरा बैंक / CANARA BANK * परिसंपत्ति प्रबंधन शाखा / ARM Branch * चेन्नै Chennai-18.

4. (a) Mode of Auction	:	Online Auction (E-Auction)
(b) Details of Auction service provider	:	**Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
(c) Date & Time of Auction	:	**26.11.2026 & Time** 10:30 A.M. to 11:30 A.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	:	

Property No.1 : Rs.21,00,000/- (Rupees Twenty One Lakh Only)

Property No.2 : Rs.22,00,000 /- (Rupees Twenty 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.(There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Monet deposit (EMD) referred to in (e).

b. The property/ies will be sold above the reserve price.

c. The property can be inspected, with Prior Appointment with Authorised Officer, on **24.11.2026** between 11.00 A.M. & 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 &Aadhar linked with latest Mobile Number and also register with digilocker mandatorily. For bidding in the above 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) , 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 25.11.2026 till 11.00 PM**

f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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/-** 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, **ARM branch**, 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. The inspection of property put on auction will be permitted to interested bidders at site on **19/01/2026** between 11.00 A.M. & 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 **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai – 600 018**. (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd),** (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.baanknet@psballiance.com/** support.baanknet@procure247.com**).**

q. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

r. 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. / Anna Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK

Place : Chennai
Date : 07.11.2026