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केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/SN/RJK/NOV/26/1119 Date: 16/11/2026

To

CENTER FOR RUAL DEVELOPMENT
DIRECTOR : THIRU FRANCIS XAVIER
SON OF LATE SELVAPPAN
398 50DI NAINAMPATTI ROAD
STREET VELLANDIVALASU
AVANIPERUR EAST SALEM
TAMIL NADU 637105 (BORRWER CUM MORTGAGOR)

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 ARM TRICHY 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 ARM TRICHY 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,

केनरा बैंक CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

Asset Recovery Branch (ARM Branch)
1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.
E-mail id : cb6818@canarabank.com Phone: 0431-2416067

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ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

CERSAI ID: ****

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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 **Symbolic** possession of which has been taken by the Authorized Officer of Canara Bank, **ARM TRICHY** Branch (The Secured Creditor) will be sold on As is where is", As is what is", and Whatever there is" on **23/12/2026** (mention date of sale), for recovery of **Rs.23199422/-** (Rupees Two Crore Thirty One Lakh Ninety Nine Thousand Four Hundred and Twenty Two Only) due to the Secured Creditor from **CENTER FOR RUAL DEVELOPMENT DIRECTOR : THIRU FRANCIS XAVIER**.

The reserve price of the property will be **Rs.12240000/-** (Rupees One Crore Twenty Two Lakh Forty Thousand Only) and the earnest money deposit of the property will be **Rs.1224000/-** (Rupees Twelve Lakh Twenty Four Thousand Only).

1	Name and Address of the Secured Creditor	Canara Bank, **ARM TRICHY** Branch
2	Name and Address of the Borrower & Guarantor	
CENTER FOR RUAL DEVELOPMENT DIRECTOR : THIRU FRANCIS XAVIER		
3	Total liabilities as on 02/11/2026	**Rs.23199422/-** (Rupees Two Crore Thirty One Lakh Ninety Nine Thousand Four Hundred and Twenty Two 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 (BAANKNET)** **23/12/2026, 12.30 HRS to 13.30 HRS** **TRICHY**
5	Details of Property/ies	
All that piece and parcel of land and building in the name of **THIRU FRANCIS XAVIER SON OF LATE SELAVAPPAN**		

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ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

<table>
<tr><th>S.NO</th><th>PROPERTY DETAILS</th><th>NAME OF THE TITLE HOLDER</th></tr>
<tr><td>1.</td><td>ALL THAT PLACE AND PARCEL OF LAND AND BUILDINGS EXISTING AND / OR TO BE CONSTRUCTED THEREON AND SHOWN UNDER SCHEDULE 'B' BELOW TOGETHER WITH EASEMENT AND APPURTENANCE THERETO:
DESCRIPTION OF THE PROEPRTY
<table>
<tr><th>ITEM NO</th><th>SURVEY NO</th><th>EXTENT</th><th>LOCATION</th><th>BOUNDARIES</th></tr>
<tr><td>1</td><td>OLD SNO 301 RESNO 301/3A LATEST TSNO 72 WARD F BLOCK 30</td><td>EAST-WEST BOTH SIDES 33FT, SOUTH-NORTH BOTH SIDES 66FT TOTALLY ADMEASURING 2178 SQ FT ALONG WITH TERRACED BUILDINGS BEARING D NOS 50D1, 50D1/A 50D1/B, 50D1/C, 50D1/D & 50D1/E</td><td>REGISTRATION DISTRICT: SALEM WEST

SUB REGISTRATIONDISTRICT: EDAPPADI

VILLAGE: AVANIPERUR KEELMUGAM

TALUK EDAPPADI</td><td>NORTH OF: SALEM MAIN ROAD

SOUTH OF SOUTH-NORTH 6FT BROAD EAST WEST COMMON TOILET LANE

EAST OF HOUSE BELONGS TO RATHINASAMY UBATHIYAR

WEST OF PALANIYAPPA PRINTING BUILDING</td></tr>
<tr><td colspan="5">WITH ALL APPURTENANCES, ACCESSORIES AND ALL PASSAGE AND EASEMENT RIGHTS ATTACHED THEREIN.</td></tr>
</table></td><td>THIRU FRANCIS XAVIER SON OF LATE SELVAPPAN</td></tr>
<tr><td>6</td><td>Reserve Price (Please note to mention separately for each property)</td><td colspan="2"><u>Rs.12240000/-</u> (Rupees One Crore Twenty Two Lakh Forty Thousand Only)</td></tr>
<tr><td>7</td><td>Earnest Money Deposit</td><td colspan="2"><u>Rs.1224000/-</u> (Rupees Twelve Lakh Twenty Four Thousand Only)</td></tr>
<tr><td>8</td><td>The property can be inspected Date & Time</td><td colspan="2">ON OR BEFORE 22/12/2026 between 11.00 AM and 4.00 PM.</td></tr>
</table>

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.

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CANARA BANK DD-6818

c. The property can be inspected on or before to **22/12/2026** 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 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. 1224000/-** 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 **22/12/2026** at **5.00 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.100000/-** (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.100000/-** (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, **ARM TRICHY** Branch, IFSC Code **CNRB00006818**.

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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 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 or before **22/12/2026** 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, Canara Bank, ARM BRANCH Trichy, Ph. No./Mobile No. 9489045912, 9500980927 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**

केनरा बैंक CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Place: TRICHY
Date: 16/11/2026

Authorised Officer
Canara Bank

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