केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CHENNAI TEYNAMPET BRANCH
NO. 563/1, ANNA SALAI (GROUND FLOOR), TEYNAMPET, CHENNAI - 600018.
PH: 9843548544/9498346053, EMAIL:cb0416@canarabank.com

REF: **SALE NOTICE/TEYNAMPET/ MCB BUYGUD** Date: 17-11-2026

To

M/s. MCB BUYGUD COM PRIVATE LIMITED PLOT NO 131 AND 132 DOOR NO 6 CHIDAMBARAM NAGAR SHOLINGANALLUR CHENNAI - 600119 Mob : 919840269664	M/s. MCB BUYGUD COM PRIVATE LIMITED 1ST FLOOR, NO. 24 RAJASEKARAN STREET Dr. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI - 600004 Mob: 919840269664
Mr. S MOHAMED JAFFAR ALI S/O SHAIK ABDULLAH NO 4 2ND CROSS STREET PANAIYUR J NAGAR UTHANDI SHOLINGANALLUR CHENNAI - 600119 Mob : 919840269664	Mr. S MOHAMED JAFFAR ALI OLD NO. 7A, NEW NO.17 GIRIGORI STREET SEVEN WELLS, CHENNAI - 600001 Mob: 919840269664
Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM 30, VENKATA STREET AB HOUSE MANNADY CHENNAI - 600001 Mob : 919840762814	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM OLD NO. 24C NEW NO.30, VENKATA AYYAR STREET, MANNADY, CHENNAI- 600001 Mob : 919840762814

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, the Authorized Officer, Canara Bank, had 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 Teynampet Branch of Canara Bank. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of this 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 the enclosed Sale Notice.

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,

AUTHORISED OFFICER
CANARA BANK

प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

Internal

केनरा बैंक/CANARA BANK ★ क्षेत्रीय कार्यालय, ★ Recovery Section, Regional Office, Chennai South

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CHENNAI TEYNAMPET BRANCH
NO. 563/1, ANNA SALAI (GROUND FLOOR), TEYNAMPET, CHENNAI - 600018.
PH: 9843548544/9498346053, EMAIL:cb0416@canarabank.com

SALE NOTICE

REF: **SALE NOTICE/TEYNAMPET/ MCB BUYGUD/** Date: 17-11-2026

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 that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Chennai **Teynampet Branch** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **29-12-2026 (Time 11.00 a.m. to 12.00 p.m.)** for recovery of **Rs. 2,95,88,381.40 (Rupees Two Crores Ninety Five lakhs Eighty Eight thousand Three Hundred Eighty One and Forty Paise)** due as on **16-11-2026** to the **Chennai Teynampet Branch** of Canara Bank from

M/s. MCB BUYGUD COM PRIVATE LIMITED PLOT NO 131 AND 132 DOOR NO 6 CHIDAMBARAM NAGAR SHOLINGANALLUR CHENNAI - 600119 Mob : 919840269664	M/s. MCB BUYGUD COM PRIVATE LIMITED 1ST FLOOR, NO. 24 RAJASEKARAN STREET Dr. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI - 600004 Mob: 919840269664
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Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM 30, VENKATA STREET AB HOUSE MANNADY CHENNAI - 600001 Mob : 919840762814	Mr. MOHIDEEN ABDUL KHADER C/O ABDUL RAHIM OLD NO. 24C NEW NO.30, VENKATA AYYAR STREET, MANNADY, CHENNAI-600001 Mob : 919840762814

Details of Property:

SCHEDULE OF PROPERTY

SCHEDULE-A

THE ENTIRE SECOND FLOOR residential portion measuring Super plinth area of 5600 Sq.feet (including common area) bearing Old - Door No.33/6, New Door No,67/6, Varadha Muthiappan Street, George Town , Chennai- 600001 together with 1715 Sq.feet of undivided share of land out of total extent of 3 grounds and 130 Sq.feet (7330 Sq.ft) comprised in R.S.No.6182, C.C. No.5417, Block No.54 more fully situated at V.O.C. Nagar, Varadha Muthiappan Street, George Town, Chennai - 600001 bounded on the

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CHENNAI TEYNAMPET BRANCH
NO. 563/1, ANNA SALAI (GROUND FLOOR), TEYNAMPET, CHENNAI - 600018.
PH: 9843548544/9498346053, EMAIL:cb0416@canarabank.com

North by: R.S.Nos. 6180/1, 6180/3, 6180/2 and 6181
South by: R.S.No. 6183
East by: R.S.Nos. 6208, 6209 and 6210
Westby: R.S. Nos 6167, 6181 and Varadha Muthiappan Street

SCHEDULE - B
(Property hereby conveyed)

All that piece and parcel of property bearing Flat No. D in Second Floor of the building consisting of two bedrooms, one hall and kitchen more fully situated at Old Door No.33/6, New Door No.67/6, Municipal Door No.67/33 as per extract from Permanent Land Register, Varadha Muthiappan Street, George Town, Chennai 600001, comprised in R.S.No.6182 part, C.C.No.5417, Block No.54 V.O.C. Nagar, the flat having super built up area of 807 Sq.feet (including common area) together with an undivided share of 231 Sq.feet of land out of total extent of 3 grounds and 130 Sq.feet (7330 Sq.feet) along with the right to use and enjoy all common ways, pathways, staircase, lift, terrace, sump, borewell and water ways including easementary rights appurtenant thereto and forming part of the property more fully described in Schedule - A hereinabove situated within the Registration district of Chennai North and Sub-registration district of Sowcarpet

The reserve price will be **Rs. 41,00,000** /-(Rupees Forty One lakhs Only) and the earnest money deposit will be **Rs.4,10,000 /-** (Rupees Four lakhs Ten thousand only). The Earnest Money Deposit shall be deposited on or before 28-12-2026 till 4.00 p.m.

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 **Chief Manager, Canara Bank, CHENNAI Teynampet Branch** (Ph. No.: 9483548544/9498346053) during office hours on any working day.

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

Date: 17-11-2026
Place: Chennai

AUTHORISED OFFICER
CANARA BANK
प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17-11-2026

1. Name and Address of e Secured Creditor	: CHENNAI TEYNAMPET BRANCH No. 563/1, Anna Salai,Teynampet, Chennai - 600018. Ph:9843548544/9498346053, Email:cb0416@canarabank.com

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केनरा बैंक/CANARA BANK ★ वसूली अनुभाग, क्षेत्रीय कार्यालय, चेन्नई दक्षिण ★ Recovery Section, Regional Office, Chennai South

CHENNAI TEYNAMPET BRANCH
NO. 563/1, ANNA SALAI (GROUND FLOOR), TEYNAMPET, CHENNAI - 600018.
PH: 9843548544/9498346053, EMAIL:cb0416@canarabank.com

2. Name and Address of the Borrower:

M/s. MCB BUYGUD COM PRIVATE LIMITED PLOT NO 131 AND 132 DOOR NO 6 CHIDAMBARAM NAGAR SHOLINGANALLUR CHENNAI - 600119 Mob : 919840269664	M/s. MCB BUYGUD COM PRIVATE LIMITED 1ST FLOOR, NO. 24 RAJASEKARAN STREET Dr. RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI - 600004 Mob: 919840269664
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3. Total liabilities as on 16-11-2026 : **Rs. 2,95,88,381.40 (Rupees Two Crores Ninety Five lakhs Eighty Eight thousand Three Hundred Eighty One and Forty Paise)** with further interest and Other incidental charges thereon incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)

(b) Details of Auction service provider: **Baanknet (M/s PSB Alliance Pvt. Ltd)**

(c) Date & Time of Auction : 29-12-2026 (Time 11.00 a.m. to 12.00 p.m.)

(d) Portal of E-Auction : https://baanknet.com

5. Reserve Price : **Rs. 41,00,000** /- (Rupees Forty One lakhs Only)

OTHER TERMS AND CONDITIONS

a) 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.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on 15-12-2026 between 11.00 a.m. to 1.00 p.m.

c) 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.

d) d) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (Baanknet) portal directly or by generating the

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Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 28-12-2026 till 4.00 PM.

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051 Email:support.baanknet@psballiance.com/support.baanknet@procure247.com).**

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28-12-2026 till 5.00 p.m., to Canara Bank, Chennai Teynampet Branch, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal https://baanknet.com get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from 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).

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

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

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.

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k) **For sale proceeds of Rs. 50 (Rupees Fifty) lakhs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**

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

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Chennai Teynampet Branch who, as a facilitating center, shall make necessary arrangements.

For further details contact, Canara Bank, Teynampet Branch (Ph.: 9843548544/9498346053) E-mail: cb0416@canarabank.com or the service provider M/s BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/6354910172/8291220220/9892219848/8160205051, Email:support.baanknet@psballiance.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.

Place: Chennai
Date: 17-11-2026

AUTHORISED OFFICER
CANARA BANK

Authorised Officer
CANARA BANK
Regional Office,
Chennai South

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