Ref : 2361/ARM/SN/26-27/CHERRY TEAK Date : 23/11/2026

To

M/s CHERRY TEAK N OAK FURNITURE PRIVATE LIMITED, No 3/62 , Tech Pumps tower , Kumaran nagar, Chemmencherry, OMR, Chennai - 600 119	**M/s CHERRY TEAK N OAK FURNITURE PRIVATE LIMITED** Mrs. Thangam karunakaran and Smt.Vandhana Karunakaran Sakthi Illam Apartment No.17 Ground Floor 1st Cross Street Venus Colony Extension Anna Nagar Extension Velacherry – 600 042
Mrs Thangam karunakaran No.1E , A1 Block , Plaza Apartments , Kovilambakkam , Chennai – 600 117	**Mrs Thangam karunakaran** Plot No 2A, Motherland Dreamcity, Kannathur Reddy Kuppam, Thiruporur, Chennai – 603 110
Mrs .Vandhana Karunakaran No.1E , A1 Block , Plaza Apartments , Kovilambakkam , Chennai – 600 117	**Mrs .Vandhana Karunakaran** Plot No 2A, Motherland Dreamcity, Kannathur Reddy Kuppam, Thiruporur, Chennai – 603 110

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) & 9 of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorized Officer, Canara Bank, Chennai Specialized ARM II Branch, 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 us. The undersigned proposes to sell the assets (through e-auction) more fully described in the 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 this enclosed 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 Arm Branch Chennai-18.

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

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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) & 9 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 **Chennai Specialized ARM II Branch[7901]** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **15.12.2026,** (Time 10:30 A.M. to 11:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) for recovery of **Rs.14,51,84,217/- (Rupees Fourteen Crores Fifty One Lakhs Eighty Four Two Hundred and Seventeen Only)** due as on 22/11/2026 to the Chennai Specialized ARM Branch[2361] of Canara Bank from **M/s CHERRY TEAK N OAK FURNITURE PRIVATE LIMITED, Mrs Thangam karunakaran and Mrs Vandhana Karunakaran.**

The Reserve Price will be:

Property No.1: Rs.45,60,000/- (Rupees Forty Five Lakh Sixty Thousand Only)
Property No.2: Rs.45,60,000/- (Rupees Forty Five Lakh Sixty Thousand Only)

The Earnest Money Deposit will be:

Property No.1: Rs.4,56,000/- (Rupees Four Lakh Fifty Six Thousand Only)
Property No.2: Rs.4,56,000/- (Rupees Four Lakh Fifty Six Thousand Only)

The Earnest Money Deposit shall be deposited on or before **14.12.2026** by **5.00 PM**.

Details of Property:
Property 1:
(Property in the name of Ms. K Thangam W/o Mr. M Karunakaran vide Sale Deed No 5980/2022)
Plot No. 71:
All that piece and parcel of vacant house site, i.e., bearing Plot No.71, measuring an extent of 3200 Square Feet, Comprised in Survey No.528/2, Under Patta No.16843, as per Patta Sub-division Survey No.528/66, in the layout named 'SHANMUGA NAGAR, approved by D.D.T.P. No.256/1973, Situated in Old No.111, New No.62, Varadharajapuram Village, Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District.
Bounded On the
North by : Plot No.70
South By : Plot No.72
East By : 60 feet Road,
West by : Plot Nos.65 and 66
Measuring
North to South on the Western side - 40 feet
North to South on the Eastern side - 40 feet
East to West on the Northern side - 80 feet
East to West on the Southern side - 80 feet
The above property within the Kundrathur Panchayat Union Limits and within the Registration of District of Chennai South and Registration of Sub-Registration of Padappai.

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Property 2:

Plot No. 72:

All that piece and parcel of vacant house site, i.e., bearing Plot No.72, measuring an extent of 3200 Square Feet, Comprised in Survey No.528/2, Under Patta No.16844, as per Patta Sub-division Survey No.528/67, in the layout named 'SHANMUGA NAGAR, approved by D.D.T.P. No.256/1973, Situated in Old No.111, New No.62, Varadharajapuram Village, Sriperumbudur Taluk, now Kundrathur Taluk, Kancheepuram District.

Bounded On the
North by : Plot No.72
South By : Plot No.73
East By : 60 feet Road,
West by : Plot Nos.64 and 65
Measuring
North to South on the Western side - 20 feet
North to South on the Eastern side - 20 feet
East to West on the Northern side - 80 feet
East to West on the Southern side - 80 feet

The above property within the Kundrathur Panchayat Union Limits and within the Registration of District of Chennai South and Registration of Sub-Registration of Padappai

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 **Authorised Officer, 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, चेन्नै-18 / ARM Branch, Chennai-18.

Date : 23/11/2026
Place : Chennai

AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23/11/2026

1. **Name and Address of the Secured Creditor** : 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)
Email : cb2361@canarabank.com

2. **Name and Address of the Borrowers and Guarantors** :

M/s CHERRY TEAK N OAK FURNITURE PRIVATE LIMITED No 3/62 , Tech Pumps tower , Kumaran nagar, Chemmencherry, OMR, Chennai - 600 119	**M/s CHERRY TEAK N OAK FURNITURE PRIVATE LIMITED** Mrs. Thangam karunakaran Smt.Vandhana Karunakaran Sakthi Illam Apartment No.17 Ground Floor 1st Cross Street Venus Colony Extension Anna Nagar Extension Velacherry – 600 042
Mrs Thangam karunakaran No.1E , A1 Block , Plaza Apartments , Kovilambakkam , Chennai – 600 117	**Mrs Thangam karunakaran** Plot No 2A, Motherland Dreamcity, Kannathur Reddy Kuppam, Thiruporur, Chennai – 603 110
Mrs .Vandhana Karunakaran No.1E , A1 Block , Plaza Apartments , Kovilambakkam , Chennai – 600 117	**Mrs .Vandhana Karunakaran** Plot No 2A, Motherland Dreamcity, Kannathur Reddy Kuppam, Thiruporur, Chennai – 603 110

3. **Total liabilities as on 22/11/2026** : **Rs.14,51,84,217/- (Rupees Fourteen Crores Fifty One Lakhs Eighty Four Two Hundred and Seventeen Only)** with further interest and other incidental charges thereto incurred by the Bank

4. **(a) Mode of Auction** : **Online Auction(E-Auction)**
(b) Details of Auction service provider : https://baanknet.com
(c) Date & Time of Auction : **15.12.2026 & Time** 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price** : **Property No.1: Rs.45,60,000/- (Rupees Forty Five Lakh Sixty Thousand Only)**

Property No.2: Rs.45,60,000/- (Rupees Forty Five Lakh Sixty Thousand Only)

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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 **11.12.2026** 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 14.12.2026 till 5.00 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 favor 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 Authorized 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

n. 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

CANARA BANK Chennai - 18. ARM Cell

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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.

o. 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 **11.12.2026** between 11.00 A.M. & 4.00 P.M.

p. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

q. 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**).**

r. 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.

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 / A.R.M. Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK

Place : Chennai
Date : 23/11/2026

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