केनरा बैंक Canara Bank
सिण्डिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH I

Ref : E-AUCTION/Abdul Ajees/FY 2026-27 **Date : 23/11/2026**

To

1. **MR ABDUL AJEES**
   S O MAPPILLAI MEERA
   NO 32/10 2ND FLOOR PARTHASARTHY STR
   AGARAM JAWAHAR NAGAR
   CHENNAI 600 082

2. **MRS MEHERUP ROJA**
   W O ABDUL AJEES
   3 363 KARISALPATTI PO
   THIRUPATHUR, SIVAGANGA – 630309

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 I** 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 **T Nagar branch**. The account has since been transferred to **Asset Recovery Management Branch I, Chennai**.

The undersigned proposes to sell the assets (through e-auction) more fully described in the 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,

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank

Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
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 possession of which has been taken by the Authorised Officer of **Asset Recovery Management Branch I, Chennai** will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **16/12/2026,** (Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) for recovery of **Rs. 45,49,458.77 (Rupees Forty Five Lakhs Forty Nine Thousand Four Hundred Fifty Eight and Paisa Seventy Seven Only)** due as on **31/10/2026 with further interest and other incidental charges thereto incurred by the bank** to the Asset Recovery Management Branch I, Chennai of Canara Bank from **Mr Abdul Ajees and Mrs Meherup Roja.**

The Reserve Price will be: **Rs.** 38,**00,000/- (Rupees Thirty Eight Lakhs Only)** and the Earnest Money Deposit for will be: **Rs.3,80,000 /- (Rupees Three Lakhs Eighty Thousand Only)**

The Earnest Money Deposit shall be deposited on or before **15/12/2026 by 5.00 PM.**

DETAILS OF PROPERTY: CERSAI ID: 400070510016

Property standing in the name of Mr M AbdulAjees:

SCHEDULE - A

All that piece and parcel of Vacant Land situated in No 112,Aathanur Village ,Sriperambathur Taluk now Kundrathur Taluk ,Kancheepuram District within the registaration district of Chennai south and sub Registration office of Guduvanchurry,annai Velankanni Nagar,bearing Plot No 3(Approval vide No LP/DTCP No 351/2022)comprised in survey No 370/3 ,Patta No 3088, As per Patta survey No 370/3B1,370/97, With an Extent of 2100sq ft.

Bound On the
NORTH BY : Vacant Land,
SOUTH BY: 30 Feet Road,
EAST BY: 23Feet Road
WEST BY: Plot NO 2

Measuring on the –
NORTH BY : 35 Feet,
SOUTH BY: 35 Feet,
EAST BY: 60 Feet
WEST BY: 60 Feet

Within the registration District of South Chennai and Sub – Registration District of Guduvancherry

CANARA BANK Chennai-18. ARM Branch

SCHEDULE - B

485 SQ FT undivided share of land out of 2100sq ft more particularly described in the Schedule "A" above mentioned property

SCHEDULE – C

A three bedroom flat bearing No G1 having super built up area of 871.5 Sq ft (including Common Area) situated in the ground floor of the building constructed in schedule "A" land as per the approved plan.

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 I,** 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/ARM Branch, Chennai-18

Date: 23/11/2026 **AUTHORISED OFFICER**

केनरा बैंक Canara Bank
A Government of India Undertaking
Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
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)
2. **Name and Address of the Borrowers and Guarantors**	:	**MR ABDUL AJEES** S O MAPPILLAI MEERA NO 32/10 2ND FLOOR PARTHASARTHY STR AGARAM JAWAHAR NAGAR CHENNAI 600 082 **MRS MEHERUP ROJA** W O ABDUL AJEES 3 363 KARISALPATTI PO THIRUPATHUR, SIVAGANGA – 630309
3. **Total liabilities as on 31/10/2026**	:	**Rs. 45,49,458.77 (Rupees Forty Five Lakhs Forty Nine Thousand Four Hundred Fifty Eight and Paisa Seventy Seven 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	:	**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	:	**16/12/2026 & Time** 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) Portal of E-Auction	:	**https://baanknet.com**
5. **Reserve Price**	:	**Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only)**
6. **Earnest Money deposit**	:	**Rs.3,80,000 /- (Rupees Three Lakhs Eighty Thousand Only)**
7. **The Property can be inspected on**	:	**07.12.2026**

CANARA BANK Chennai-18. ARM Branch

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

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 **07.12.2026** 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 15/12/2026 till 5.00 PM**

f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-**. 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.1,00,000/-** 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.

ASSET RECOVERY MANAGEMENT BRANCH I,
8TH FLOOR CANARA TOWERS, NO: 524, ANNA SALAI, CHENNAI - 600 018.
Tel.No.2849 6339, 2849 6900. E-MAIL:cb2361@canarabank.com Website: www.canarabank.com

CANARA BANK ★ ARM Branch ★ चेन्नै Chennai-18.

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 **07.12.2026** 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

Place : Chennai
Date : 23/11/2026

AUTHORISED OFFICER
CANARA BANK

अधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा चेन्नै / ARM Branch, Chennai-18.