

ADAMBAKKAM BRANCH (DP 2628)  
11, 3<sup>rd</sup> Main Road, Officers Colony,  
Adambakkam, Chennai – 600088  
Ph. No: 044 22441030 e-mail id : cb2628@canarabank.com

Ref: REC/SARFAESI/2024-25/619.11695

Date: 27.05.2024

To

**1) Mr. G Palaniappan S/o Sh Govinadasamy  
NO. S2, Plot No.1A, Second Floor,  
"Karudazhwar" Arasan Avenue  
Balaji Nagar, Mudichur Village  
Tambaram Taluk  
Kancheepuram District**

**2) Mr. Vijayaraghavan,  
No.S2, Plot No 1A, Second Floor  
"Karudazhwar" Arasan Avenue  
Balaji Nagar, Mudichur Village  
Tambaram Taluk  
Kancheepuram District**

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of **Canara Bank, Adambakkam** branch have taken possession of the mortgaged assets described in the 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 Adambakkam Branch of Canara Bank.

The undersigned proposes to sell the assets through e-auction more fully described in the Schedule of Sale Notice. In furtherance of the earlier Possession notice with Date: 12.09.2022 and sale notice dated 20.11.2023, 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,

Authorized Officer  
Canara Bank.

ENCLOSURE – SALE NOTICE

ANNEXURE - 13  
(Auction Sale Notice for Sale of Immovable Properties)  
CANARA BANK  
(A GOVERNMENT OF INDIA UNDERTAKING)  
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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorized Officer of **Adambakkam Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is on 29.06.2024, for recovery of **Rs. 35,23,125.80/- (Thirty five lakhs twenty three thousand hundred and twenty five and eighty paise only) as on 30.04.2024 plus applicable interest** and incidental charges from 01.05.2024 to the **Adambakkam Branch** of Canara Bank from **Mr. G Palaniappan S/o Govinadasamy, No S2, Plot No 1A, Second Floor, " Karudazhwar" Arasan Avenue, Balaji Nagar, Mudichur Village Tambaram Taluk Kancheepuram District, Mr. Vijayaraghavan, No.S2, Plot No 1A, Second Floor "Karudazhwar" Arasan Avenue, Balaji Nagar, Mudichur Village, Tambaram Taluk, Kancheepuram District**

The reserve price will be **Rs.23,70,000/- (Rupees Twenty three lakhs seventy thousand only)** and the earnest money deposit will be **Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand only)**. The Earnest Money Deposit shall be deposited on or before **25.062024 till 04:00pm**.

Details and full description of the immovable property with known encumbrances, if any.

**TYPE: Flat**

Description of Property: EMT of all that piece and parcel of land and building bearing plot no 1A, measuring an extent of 342 Sq ft Undivided share out of 2415 sq ft comprised in survey no 350, Sub division No 350/2A2, old patta no 1831 as per Patta Sub division survey No.350/2A2C, old Patta No 1830, as per Patta Sub-division Survey No 350/2A2C, old patta No. 1830, as per Patta Sub division Survey Nos 350/2A2B and 350/2A2D, New Patta No. 3291, as per patta sub-division survey nos. 350/ and 350/9 in the layout name "Arasan Avenue" having a built up area of 652 sq ft (including common area and car parking) R.C.C Terraced Building in Second Floor, Flat No S2, Plot No-1A " Karudazhwar" Arasan Avenue, Mudichur Village Tambaram Taluk and bounded on the

BOUNDED BY (as per site)

NORTH : LAND AND BUILDING  
SOUTH : ARASAN AVENUE, AP VAJPAYEE STREET  
EAST : LAND AND BUILDING  
WEST : PLOT NO 1B (LAND AND BUILDING)

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Branch Manager, Adambakkam Branch Canara Bank, Ph. No. 9444722628, 044 22441030 during office hours on any working day.

Place :Adambakkam  
Date : 27.05.2024

**AUTHORISED OFFICER  
CANARA BANK**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED **27.05.2024**

1. Name and Address of the Secured Creditor- **Canara Bank, Adambakkam Branch**

2. Name and Address of the Borrower(s):

**1) Mr. G Palaniappan S/o Sh Govinadasamy  
NO. S2, Plot No.1A, Second Floor,  
"Karudazhwar" Arasan Avenue  
Balaji Nagar, Mudichur Village  
Tambaram Taluk  
Kancheepuram District**

**2) Mr. Vijayaraghavan,  
No.S2, Plot No 1A, Second Floor  
"Karudazhwar" Arasan Avenue  
Balaji Nagar, Mudichur Village  
Tambaram Taluk  
Kancheepuram District**

3. Total liabilities as on 30.04.2024: **Rs. 35,23,125.80/- (Thirty five lakhs twenty three thousand hundred and twenty five and eighty paise only) as on 30.04.2024** plus **applicable interest** and incidental charges from 01.05.2024

4. (a) Mode of Auction : **E- AUCTION**

(b) Details of Auction service provider: **M/s e-Procurement Technologies Limited- Auction Tiger**

(c) Date & Time of Auction: **29.06.2024 & Time 11:30am. to 12:30 p.m.**

(d) Place of Auction : **E- AUCTION, <https://canarabank.auctiontiger.net>.**

5. Reserve Price : **Rs.23,70,000/- ((Rupees Twenty three lakhs seventy thousand only)**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **<https://canarabank.auctiontiger.net>**. 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 Authorised Officer, on or before **24.06.2024** up to **04:00 pm**

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) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of **Authorized Officer, Canara Bank, Adambakkam Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Adambakkam Branch**, A/c No : **209272434**, IFSC Code: **CNRB0002628** on or before **25.06.2024** till **04:00pm**.

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 e-Procurement Technologies Limited-Auction Tiger**.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.06.2024 till 04:00 PM**, to Canara Bank, Adambakkam 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://canarabank.auctiontiger.net>** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s e-Procurement Technologies Limited-Auction Tiger**.

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.10,000/-** 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.

k) For sale proceeds of Rs. 50,00,000 (Rupees Fifty lakhs only) 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 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 concerned Circle office or **Adambakkam** branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact the **Branch Manager** CanaraBank, Adambakkam Branch Ph. No. 9444722628, 044 22441030 e-mail id: [cb2628@canarabank.com](mailto:cb2628@canarabank.com) or the service provider **M/s e-Procurement Technologies Limited-Auction Tiger**, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) Mr.Praveenkumar Thevar [M:9722778828 D:079-35267516] M:-9265562818/9265562821.

**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 : Adambakkam  
Date : 27.05.2024

**AUTHORISED OFFICER  
CANARA BANK**