



GUDALUR II BRANCH (16235)

D.NO.10/430 E-3,METRO PLAZA BUILDING, OOTY ROAD, GUDALUR 643 212

Ref: CB/16235/SN/SELVAM /2025-26

Date:22.12.2025

COVERING LETTER TO SALE NOTICE

BORROWERS	
Mr.SELVAM T S O THRUTIMUTHU 12/40 B2, NR KOVIL STREET ATHIPALLI VAYAL VIA KAZHAMPUZHA GUDALUR THE NILGIRIS 643 212	Mrs.JEYALAKSHMI S W O T SELVAM 12/40 B2 NR KOVIL ROAD ATHIPPALLY VAYAL GUDALUR GUDALUR THE NILGIRIS 643212

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.

As you are aware, I on behalf of Canara Bank **GUDALUR-II 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 **GUDALUR-II 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,

Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE



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[Appendix – IV-A]
[See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets 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 symbolic possession of which has been taken by the Authorised Officer of CANARA BANK Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 30.01.2026, for recovery of Rs.13,44,466/- (Rs.Thirteen lakh forty four thousand four hundred sixty six only) as on 26.11.2025 with further interest and costs, due to the Canara bank, Gudalur-IIbranch (Secured Creditor) from

BORROWERS	
Mr.SELVAM T S O THRUTIMUTHU 12/40 B2, NR KOVIL STREET ATHIPALLI VAYAL VIA KAZHAMPUZHA GUDALUR THE NILGIRIS 643 212	Mrs..JEYALAKSHMI S W O T SELVAM 12/40 B2 NR KOVIL ROAD ATHIPPALLY VAYAL GUDALUR GUDALUR THE NILGIRIS 643212

The reserve price will be Rs.30,80,000/- (Rs. Thirty lakh eighty thousand only) and the Earnest Money Deposit will be Rs.3,08,000/- (Rs. Three lakh eight thousand only) .

[Details of security assets³]

Description of the Immovable asset
<p>Title Holder: Mr.Selvam</p> <p>Six cents of Land and Residential House in The Nilgiris Registration District, Gudalur Registration sub district, Gudalur Taluk, Gudalur Municipality, Gudalur Village, Patta no 249, originally THIRTY THREE AND A HALF CENTS (0.33 ½ Ac) of house site land in R.S. Number 403/2A (Four Zero Three bar Two A) forming part of a total extent of 0.80.5 hectares O.S.No. 68/2 as per Registered Sale Deed Doc No.1032/2013 with the following Dimensions (As per Sale Deed 1032/2013)</p> <p><u>Extent : 14592.6 sft or 33.5 cents</u></p> <p>East West on the North 31.60 Mtrs East West on the South 56.20 Mtrs North South on the East 37.40 Mtrs North South on the West 31.40 Mtrs</p> <p>Boundaries (For 33.50 cents)</p>



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East :Kalampuzha- 3rd mile Road (37.4 meters).
South : Property in R.S. No. 403/2B (56.2 meters).
West : Property in R.S.No. 403/2A part (31.4 meters).
North : Property in R.S.No. 403/2A part (31.6 meters).

Out of this 33.5 cents of land, 27.5 cents sold to Mr Charmaraj vide sale deed Document No.608/2014 on the file of the SRO Gudalur. Remaining 6 cents of land

Dimensions for 6.00 cents (2613.6 sft)

East West on the North 16.80 Mtrs
East West on the South 20.40 Mtrs
North South on the East 13.00 Mtrs
North South on the West 12.80 Mtrs

Boundaries for 6.00 cents (After sale of 27.5 cents)

North: Land in SF NO.403/2A2 belonging to Mr. Charmaraj
South: Land in SF NO.403/2A2 belonging to Mr. Charmaraj
East: Kalampuzha 3rd mile road 12.8 feet
West: Land in SF NO.403/2A2 belonging to Mr. Charmaraj

In the above 6.00 cents land, residential house of 1634.90 sq ft area in Door No.12/40B2, Building Plan approval No.163/2014 Na Ka No.2510/2014 dated 18.9.2014 of The Commissioner, Gudalur Municipality.

Address of the property: Door No. 12/40B2, N R Kovil Street, Athipalli Vayal, Kalampuzha – 3rd Mile Road, Kalampuzha, Gudalur Post, The Nilgiris 643 212

For detailed terms and conditions of the sale, please refer to the link provided InSecured Creditor's website i.e. www.canarabank.bank.in

Authorised Officer

Date:22.12.2025
Place:COIMBATORE



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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, 2002READ WITH RULES 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 Symbolic possession of which has been taken by the Authorised Officer of CANARABANK (Secured Creditor) , will be sold on AS is where is", Asis what is", and Whatever there is" on 30.01.2026(mention date of sale), for recovery of **Rs.13,44,466/- (Rs.Thirteen lakh forty four thousand four hundred sixty six only)** as on 26.11.2025 due to the Secured Creditor from

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The reserve price will be **Rs.30,80,000/- (Rs. Thirty lakh eighty thousand only)**and the Earnest Money Deposit will be **Rs.3,08,000/- (Rs. Three lakh eight thousand only)** .

1	Name and Address of the Secured Creditor	CANARA BANK, GUDALUR-II BRANCH, D.NO.10/430 E-3,METRO PLAZA BUILDING,OOTY ROAD,GUDALUR-643212
2	Name and Address of the Borrower & Guarantor	
	Mr.SELVAM T S O THRUTIMUTHU 12/40 B2, NR KOVIL STREET ATHIPALLI VAYAL VIA KAZHAMPUZHA GUDALUR THE NILGIRIS 643 212	Mrs.JEYALAKSHMI S W O T SELVAM 12/40 B2 NR KOVIL ROAD ATHIPPALLY VAYAL GUDALUR GUDALUR THE NILGIRIS 643212
3	Total Liabilities as on 26.11.2025	Rs.13,44,466/- (Rs.Thirteen lakh forty four thousand four hundred sixty six only)
4	a) Mode of Auction b) Details of Auction Service provider c) d) Date & Time of Auction e) f) Place of Auction	E Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) 30.01.2026 11.30 AM TO 12.30 PM Online (https://baanknet.com)
5	Details of Property/ies	
	Title Holder: Mr.Selvam Six cents of Land and Residential House in The Nilgiris Registration District, Gudalur Registration sub district, GudalurTaluk, Gudalur Municipality, Gudalur Village, Patta no 249, originally THIRTY THREE AND A HALF CENTS (0.33 ½ Ac) of house site land in R.S. Number 403/2A (Four Zero Three bar Two A) forming part of a total extent of 0.80.5	



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Boundaries (For 33.50 cents)

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Address of the property: Door No. 12/40B2, N R Kovil Street, Athipalli Vayal, Kalampuzha – 3rd Mile Road, Kalampuzha, Gudalur Post, The Nilgiris 643 212

6	Reserve Price (Rs.)	Rs.30,80,000/- (Rs. Thirty lakh eighty thousand only)
7	Earnest Money Deposit	Rs.3,08,000/- (Rs. Three lakh eight thousand only) .
8	The property can be inspected Date & Time	23.12.2025 to 29.01.2026 10.00 am to 4.00 pm

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).



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- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected from **23.12.2025 to 29.01.2026** between 10.00 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 PANCard & addhaar and addhaar linked with latest Mobile number and also register withdigilocker 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 details8291220220, Email: support.baanknet@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 3,08,000/- (Rs. Three lakh eight thousand only)** being of 10%of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portaldirectly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in theaccount details as mentioned in the said challan"on or before **29.01.2026** at**4 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000** (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 anda 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/-**(incremental price) and time shall be extended to **5** minutes when valid bid receivedin last **5** minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of thesame 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% amountof sale price to be deposited within **15 days** from the date of confirmation of sale by thesecured creditor. If the successful bidder fails to pay the sale price within the period statedabove, the deposit made by him shall be forfeited by the Authorised Officer without anynotice 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 thesuccessful bidder through RTGS/NEFT to Account No. 209272434 of CanaraBank,Gudalur-II BranchIFSC Code **CNRB0016235**.

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall beborne 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. Whereverthe 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 encumbranceon property affecting the security interest. However, the intending bidders should make theirown independent inquiries/ due diligence regarding the encumbrances, title of property puton 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 anycommitment or any representation of the bank. The property is being sold with all theexisting 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 ofproperty and satisfy themselves about the property/ies specification before submitting thebid. No claim subsequent to submission of bid shall



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be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site from 23.12.2025 to 29.01.2026 from 10.00 a.m. to 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.

For further details Sri. AMBEDKAR PILLA (Mobile No. 98851 99927) 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)

Place:COIMBATORE
Date: 22.12.2025

Authorised Officer
Canara Bank