

COVERING LETTER TO SALE NOTICE  
SALE NOTICE ISSUED UNDER SARFAESI ACT

Ref: E-Auction Sale / SELVARANI /2025

Date : 01-11-2025

To,

1. **Mrs. SELVARANI (BORROWER)**  
W O RAJAN  
2 281 47TH MAIN ROAD  
SRI THIRUMALI ENTERPRICES THEKKALUR  
TIRUPPUR - 641654  
PH.No. 9384221666
  
2. **Mr. MANOJ (COBORROWER)**  
C O RAJAN  
D NO 5 10 K M S HOUSE THEKKALUR  
VELANDIPALAYAM ROAD  
TIRUPPUR - 641654  
PH.No: 9385537432

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<sup>1</sup>.

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As you are aware, I on behalf of **Canara Bank, Tirupur Main 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 **Tirupur Main** 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 there under, I am herewith sending the Sale Notice being published in the newspaper containing the 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

**ANNEXURE - 13**  
**(Auction Sale Notice for Sale of Immovable Properties)**

**SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 possession of which has been taken by the Authorised Officer of **Tirupur Main** branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **11-12-2025**, for recovery of **Rs.11,65,459.82/- (Rupees Eleven Lakh Sixty Five Thousand Four Hundred Fifty Nine and Paise Eighty Two Only)** as on date and further cost and interest from **24-10-2025** due to **Tirupur Main branch of Canara Bank**.

The reserve price and the earnest money deposit for the properties are listed below. The Earnest Money Deposit (EMD) shall be deposited on or before **5.00 P.M. of 10-12-2025**.

**Details and description of the immovable property:**

Part and Parcel of Land and Building as described below.

Immovable in the name of <b>Mrs.Selvarani</b> <b>Reserve price :Rs.16,27,000/- ; EMD : Rs.1,62,700 /-</b>				
Item No.	Survey No.	Extent Of Area	Location & Boundaries	Name of Title Holder
1.	G.S.No. 542/2B1 A1A1A	1200 Sq ft	In Coimbatore District, Coimbatore Registration District, Sulur - Sub Registration District, Sulur Taluk, within the limits of Kaniyur Panchayat Board and Sulur Panchayat Union, Kaniyur Village, Lands in G.S.Nos. 517/4,5 G.S.Nos. 518/1 to 4, G.S.Nos. 518/6 to 12, G.S.Nos. 519, 520, 540/2, 541, 542, 543/1,2,3 & 544/1 developed into a layout of house sites with Government Approval No. Mu.Mu.No. 5502/88 Dated. 15.10.1988 and named as "Trini Land" and as per the Layout plan a piece of land bearing Site No. 15 located in "Joseph Venue" in this Eastern Part of Lands Admeasuring 1200 Sq.ft (or) 111.48 Sq meters Situated within the following boundaries and measurements:-	Mrs.Selvarani

**CANARA BANK, Tirupur Main Branch**

**Palladam road, Tirupur.**

**Phone : 9489043447, E-mail: [cb1246@canarabank.com](mailto:cb1246@canarabank.com)**

		<p>North to 30 ft Wide East-West Layout Road</p> <p>East to Western part of the same site belonging to R.Kavitha</p> <p>South to Land in Site No. 12</p> <p>West to Land in Site No. 14</p> <p>Admist this South-North 60 Ft on the Both sides and East-West 20 ft on the Both Sides, Thus Making above extent of 1200 Sq.ft (or) 111.48 Sq meters (as per the latest revenue Sub-Division the land forms part of G.S.No. 543/2B1A1A1A lands measuring 3.8201 hectares in Patta No. 3469) along with North Facing RCC Building admeasuring 350 Sq ft and constructions thereon with superstructures etc., bearing doors, having Assessments and Electricity Service Connection No. 03-277-005-1163, With Wirings, Fittings. Deposits and all Appurtenances attached thereto and rights to use the mamool pathway rights to reach the property.</p>	
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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 in charge / Chief Manager /Authorised Officer, **Tirupur Main** branch, Canara Bank, Ph. No.9489043496 during office hours on any working day.

Date: **01-11-2025**  
Place: Tiruppur

**Authorised Officer**  
**CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01-11-2025**

1	Name and Address of the Secured Creditor	CANARA BANK TIRUPUR MAIN BRANCH PALLADAM ROAD TIRUPPUR
2	Name and Address of the Borrower (s)/ Guarantor(s)	<p>1. <b>Mrs. SELVARANI (BORROWER)</b> W O RAJAN 2 281 47TH MAIN ROAD SRI THIRUMALI ENTERPRICES THEKKALUR TIRUPPUR - 641654 PH.No. 9384221666</p> <p>2. <b>Mr. MANOJ (COBORROWER)</b> C O RAJAN D NO 5 10 K M S HOUSE THEKKALUR VELANDIPALAYAM ROAD TIRUPPUR - 641654 PH.No: 9385537432</p>
3	Total liabilities as on date	Rs.11,65,459.82/- (Rupees Eleven Lakh Sixty Five Thousand Four Hundred Fifty Nine and Paise Eighty Two Only) as on date and further cost and interest from 24-10-2025 due to Tirupur Main branch of Canara Bank
4a)	Mode of Auction :	<b>E-Auction</b>
b)	Details of Auction service provider :	<b>M/s PSB Alliance Pvt Ltd,</b> <b>Mobile : 7046612345 / 6354910172 / 8291220220</b> <b>Email : <a href="mailto:support.BAANKNET@psballiance.com/">support.BAANKNET@psballiance.com/</a></b>
c)	Date & Time of Auction :	<b>11-12-2025 &amp; 11.30 a.m. to 12.30 p.m.</b>
d)	Portal of E-Auction :	<b><a href="https://baanknet.com/">https://baanknet.com/</a></b>
5a)	Reserve Price	The reserve price for <b>Property No.1</b> will be <b>Rs. 16,27,000/- (Rupees Sixteen Lakh Twenty Seven Thousand only)</b>
b)	EMD & last date of deposit of EMD:	The earnest money deposit for <b>Property No.1</b> will be <b>Rs.1,62,700/- (Rupees One Lakh Sixty Two Thousand Seven Hundred only)</b>  The Earnest Money Deposit shall be deposited on or before <b>5.00 P.M. of 10-12-2025</b>
6	<b>Other terms and conditions :</b>	

a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="https://baanknet.com/">https://baanknet.com/</a> 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 of Authorised Officer, <b>Tirupur Main Branch</b> , Tiruppur.
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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 <b>5.00 P.M. of 10-12-2025</b> .
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  <b>M/s PSB Alliance Pvt Ltd,</b> <b>Mobile : 7046612345 / 6354910172 / 8291220220</b> <b>Email : <a href="mailto:support.BAANKNET@psballiance.com/">support.BAANKNET@psballiance.com/</a></b> <b><a href="https://baanknet.com/">https://baanknet.com/</a></b>
f)	After payment of the EMD amount through M/s PSB Alliance Private Limited (E-bkray) portal directly or by generating the Challan the intending bidders should submit a copy of the following documents/details on or before <b>5.00 P.M. of 10-12-2025</b> to Canara Bank, <b>Tirupur Main</b> branch <b>by email</b> .  i) 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. ii) Bidders Name, Contact No., Address, E Mail Id.
g)	The intending bidders should register their names at portal <a href="https://baanknet.com/">https://baanknet.com/</a> and get their User ID and password free of cost.  <b>M/s PSB Alliance Pvt Ltd,</b> <b>Mobile : 7046612345 / 6354910172 / 8291220220</b> <b>Email : <a href="mailto:support.BAANKNET@psballiance.com/">support.BAANKNET@psballiance.com/</a></b> <b><a href="https://baanknet.com/">https://baanknet.com/</a></b>
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 <b>Rs.50,000/- (Rupees Fifty Thousand Only)</b> . 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 or on the next working day 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/her 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 lakhs (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, 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 at any time without assigning any reason thereof.
n)	For further details contact Branch in charge / Manager, <b>Tirupur Main</b> branch (Ph. No: <b>9489043447</b> e-mail-id: <a href="mailto:cb1246@canarabank.com">cb1246@canarabank.com</a> (OR) Authorised Officer, Canara bank, Regional Office Tiruppur Ph. No. <b>0421-2212510</b> ; E-mail id : <a href="mailto:recoveryrotpr@canarabank.com">recoveryrotpr@canarabank.com</a> during office hours on any working day.  OR the service provider <b>M/s PSB Alliance Pvt Ltd,</b> <b>Mobile : 7046612345 / 6354910172 / 8291220220</b> <b>Email : <a href="mailto:support.BAANKNET@psballiance.com/">support.BAANKNET@psballiance.com/</a></b> <a href="https://baanknet.com/">https://baanknet.com/</a>

**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 : Tiruppur  
Date : 01-11-2025

Authorised Officer  
Canara Bank