

KAVUNDAMPALAYAM BRANCH (1351)

#25A, Indira Nagar , Marudham Towers, Near Kalpana Hospital, Mettupalayam Road,
Kavundampalayam, Coimbatore- 641 030

Email: cb1351@canarabank.com; Ph:94890 43465

Ref: 1351/SALE NOTICE /BALAJI/1

Date:27.05.2025

M/s BALAJI CREATIONS 66 A KRISHNAMMAL STREET K K PUDUR SAIBABA COLONY COIMBATORE - 641038	Mr. BALAJI N S O NATARAJ 22 10 A N R G STREET K K PUDUR COIMBATORE - 641038
Mrs. SHANTHI N W O NATARAJ 22 10 A N R G STREET K K PUDUR COIMBATORE - 641038	

Dear Sirs,

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, had 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 **Kavundampalayam Branch** of Canara Bank. The undersigned proposes to sell the assets (through e-auction) 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 (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 30 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 the enclosed 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,

**AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE**

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SALE NOTICE

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

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 that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Kavundampalayam Branch of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **05.07.2025 (Time 11.30 a.m. to 12.30 p.m.)** for recovery of **Rs.5,08,441.12/-(Rupees Five Lakhs Eight Thousand Four Hundred and Fourty One and Paise Twelve only)** as on 30.04.2025 due to the Kavundampalayam Branch of Canara Bank from

M/s BALAJI CREATIONS 66 A KRISHNAMMAL STREET K K PUDUR SAIBABA COLONY COIMBATORE - 641038	Mr. BALAJI N S O NATARAJ 22 10 A N R G STREET K K PUDUR COIMBATORE - 641038
Mrs. SHANTHI N W O NATARAJ 22 10 A N R G STREET K K PUDUR COIMBATORE - 641038	

Details of Property:

Sl No.	Immovable
1.	<p>Title Holder: Shanthi N</p> <p>In Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Sanganoor Village, S.F.No.313 an extent of Acres 4.64 S.F.No.314 an extent of Acres 4.99. An Total extent of Acres 9.63 in this Western side half share Acres 4.81 ½ in this Western side Half Share Acres 2.40 ¾ in South end line Acre 0.85 ¾ in this Lands pooled together divided into house Layout House sites and approved by Sanganoor Town Panchayat R.D.S.No.645/66 P dated 27.08.1966 named as “Kaliammal Layout”, In this, Site No.9 within following boundaries and measurements:-</p> <p>North of - Site No.10 South of - Site No.8 East of - North-South Road and Rajuvadu Chettiyar and Kaliammal and others, West of - North-South Road</p> <p>In this middle East-West on the Northern side - 97 feet East-West on the Southern side - 96 ½ feet North-South on the Eastern side - 35 feet</p>

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	<p>North-South on the Western side - 35 feet</p> <p>Admeasuring an extent of 3386 ½ sq.ft or 07 cents 334 ½ sq.ft of land in this Western side Half share within following boundaries and measurements:-</p> <p>North of - Site No.10 South of - Site No.8 East of - North-South Road and Neelambur Ramasamy Gounder street, Now Venkatachalam Street, West of - T.k.Thirumalaisamy's House</p> <p>In this middle East-West on the Northern side - 48 1/2 feet East-West on the Southern side - 48 1/4 feet North-South on the Eastern side - 35 feet North-South on the Western side - 35 feet</p> <p>Admeasuring an extent of 1693 ¼ sq.ft or 3 cents 386 Sq.ft of land with building, doors, Windows, Electricity Service Connection, Water Connection, fittings, deposits and other appurtenances thereof with common right in usual pathways and all rights of way all other appurtenances attached thereto. And North South 24 feet South end South North 5 feet wide Common Pathway. And South North 5 feet adjoining South North 35 feet and all other appurtenances there to.</p> <p>Door No - 10-A, Venkatachalam Street, Old Property Tax Assessment No - 192642 New Tax Assessment No - 166107 Electricity Service connection No - 81 and 480 Old Water Tax Assessment No - 56381 New Water Tax Assessment No - 275089</p>
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Reserve price Rs.92,07,000/- (Rs.Ninety Two Lakhs Seven Thousand only)

Earnest money deposit: Rs.9,20,700/- (Rupees Nine Lakhs Twenty Thousand Seven Hundred Only).The Earnest Money Deposit shall be deposited on or before **04.07.2025** till 4.00 pm.

For detailed terms and conditions of the sale please refer to website <https://www.baanknet.com/>) or may contact **Manager, Canara Bank, Kavundampalayam Branch**(Ph.No. 9489043465) during office hours on any working day. Portal of E-Auction: <https://www.baanknet.com>.

Date:27.05.2025
Place:Coimbatore

**AUTHORISED OFFICER
CANARA BANK**

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Name and Address of the Secured Creditor:CANARA BANK, KAVUNDAMPALAYAM BRANCH.

Name and Address of the Borrower:

M/s BALAJI CREATIONS 66 A KRISHNAMMAL STREET K K PUDUR SAIBABA COLONY COIMBATORE - 641038	Mr. BALAJI N S O NATARAJ 22 10 A N R G STREET K K PUDUR COIMBATORE - 641038
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Total liabilities as on 30.04.2025 : Rs.5,08,441.12/-(Rupees Five Lakhs Eight Thousand Four Hundred and Fourty One and Paise Twelve only) with further interest and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction :Online Auction (E-Auction)

Auction Agency	W/S PSB ALLIANCE LTD
Website	https://baanknet.com/
Address	Corporate office: Unit 1, 3 rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	support.baanknet@psballiance.com ;
Help Desk No.	8291220220

(c) Date & Time of Auction :05.07.2025 (Time 11.30 a.m. to 12.30 p.m.)

(d) Portal of E-Auction :<https://baanknet.com/>

5. Reserve Price :Rs.92,07,000/- (Rupees Ninety Two Lakhs Seven Thousand only)

OTHER TERMS AND CONDITIONS

- Auction/bidding shall be only through “Online Electronic Bidding” through the website :<https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with branch and Authorized Officer, from 28.05.2025 till 04.07.2025 between 10.00 a.m. to 4.00 p.m.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited through BAANKNET portal.

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- e) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost.
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) 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. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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.
- i) For sale proceeds of Rs. 50.00 lakhs (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.
- j) All charges for conveyance, stamp duty/GSTregistration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, **Kavundampalayam** Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, Kavundampalayam Branch (Ph 9489043465)

m)) E-mail: cb1351@canarabank.com or the service provider as given below:

Auction Agency	W/S PSB ALLIANCE LTD
Website	https://baanknet.com/
Address	Corporate office: Unit 1, 3 rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	support.baanknet@psballiance.com ;
Help Desk No.	8291220220

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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: COIMBATORE
Date: 27.05.2025

AUTHORISED OFFICER
CANARA BANK