

(A GOVERNMENT OF INDIA UNDERTAKING)
CHENNAI GENERAL PATTERS ROAD BRANCH

Ref: CHN RO N/IPE/FY 26-27/018

Date: 20/08/2026

To,

1. M/s. Industrial Product Expo (IPE)
Rep. by its Proprietor Late Mr. N. Ganapathy Subramanian (Deceased)
Now rep. by his legal heirs Mrs. Umamaheswari D and Mrs. Anandhi
No.38/6, Jothiramalingam Street,
Karunanithipuram, Puzhithivakkam,
Chennai – 600091
2. Mrs. Umamaheswari D
(Legal heir of Proprietor Late Mr. N. Ganapathy Subramanian)
W/o. Late Mr. Ganapathi Subramanian
331, 3rd Block, Sai Engineer Apartment
Neyveli Flat, Madurai Meenakshi Street
Iyyancheri, Urapakkam, Kancheepuram Dt - 603210
3. Mrs. Anandhi
(Legal heir of Proprietor Late Mr.N.Ganapathy Subramanian)
W/o. Late Mr. Neelakandan
No.9/1, Venkatesa Perumal 1st Street
Madipakkam, Chennai – 600091
4. Mrs. Juliet Fancy N
W/o. Mr. Nelson
18/29, Dr. Ambedkar Street
Villivakkam
Chennai - 600 049

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorized Officer, Canara Bank, **Chennai General Patters Road Branch** had taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Chennai General Patters Road 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 thereunder, 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 **15 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 this enclosed Sale Notice.

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Chennai General Patters Road Branch
No.155-157, Sundar Krishna Complex,
Thiru Vi Ka Salai, Chennai – 600002
Mob 91 9444780908
Email cb0908@canarabank.com

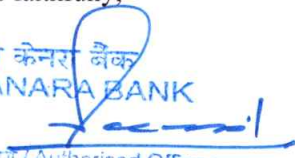
Internal



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


अधिकृत अधिकारी / Authorised Officer

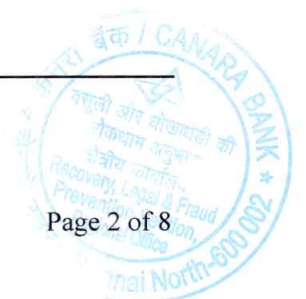
**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE – SALE NOTICE

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(A GOVERNMENT OF INDIA UNDERTAKING)
CHENNAI GENERAL PATTERS ROAD BRANCH

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) & 9 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 constructive possession of which has been taken by the Authorized Officer of **Chennai General Patters Road Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **09/09/2026 (Time 11.30 AM to 12.30 PM)** for recovery of **Rs. 21,39,16,559.83/- (Rupees Twenty One Crore Thirty Nine Lakh Sixteen Thousand Five Hundred Fifty Nine and Paise Eighty Three Only)** due as on 07/08/2026 with future interest from thereon to **Canara Bank, General Patters Road Branch** from **1. M/s. Industrial Product Expo, Rep. by its Proprietor Late Mr. N. Ganapathy Subramanian (Deceased), Now rep. by his legal heirs (i) Mrs. Umamaheswari D & (ii) Mrs. Anandhi and 2. Mrs. Juliet Fancy N**

Other indirect liability of the Proprietor Late Mr. Ganapathy Subramaniyan N (Now rep. by his legal heirs Mrs. Umamaheswari D and Mrs. Anandhi) with Mrs. Umamaheswari D (Account Number. 0908627000002) is Rs. 1,37,15,364.86/- (Rupees One Crore Thirty Seven Lakh Fifteen Thousand Three Hundred Sixty Four and Paise Eighty Six Only) due as on 06/08/2026 and Other indirect liability of Personal Loan of Late Ganapathy Subramaniyan N (Now rep. by his legal heirs Mrs. Umamaheswari D and Mrs. Anandhi) with Mr. Jayakumar M (Ac. Number: 60149630000276) is Rs. 7,28,360.43/- (Rupees Seven Lakh Twenty Eight Thousand Three Hundred Sixty and Paise Forty Three Only) as on 31/07/2026.

The Reserve Price will be:

Rs.4,80,70,000/- (Rupees Four Crore and Eighty Lakh Seventy Thousand Only)

The Earnest Money Deposit will be:

Rs.48,07,000/- (Rupees Forty Eight Lakh and Seven Thousand Only)

The Earnest Money Deposit shall be deposited on or before **08/09/2026** till 4.00 p.m.

Details of Property:

Name of the Title Holder : Mrs. Juliet Fancy N & CERSAI Security Interest Id: 400039497960

All that piece and parcel of land bearing Door No.29A, Dr. Ambedkar Street, Villivakkam, Chennai – 600049, measuring 21 cents or 9156 sq.ft together with building thereon comprised in Survey No.364/Part (As per Patta S.No.364/1 Part) of Konnur Village, Ayanavaram Taluk, Chennai District and being
Bounded on the

North by : Property of Abimannan
South by : Property of Chelladurai
East by : Property of Nelson
West by : Dr. Ambedkar Street

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No.155-157, Sundar Krishna Complex,
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In admeasuring an extent of 9156 sq.ft of land and building thereon and situated within the Registration District of Chennai North and Sub Registration District of Konnur.

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, General Patters Road Branch (Mob.No.: 91 9444780908, E-mail: cb0908@canarabank.com) during office hours on any working day.

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

Date : 20/08/2026
Place : Chennai

कृते केनरा बैंक
For CANARA BANK

प्रतिष्ठित अधिकारी / Authorised Officer
AUTHORISED OFFICER
CANARA BANK

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Chennai General Patters Road Branch
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(A GOVERNMENT OF INDIA UNDERTAKING)
CHENNAI GENERAL PATTERS ROAD BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20/08/2026

1. **Name and Address of the Secured Creditor** : Canara Bank
Chennai General Patters Road Branch
No.155-157, Sundar Krishna Complex,
Thiru Vi Ka Salai, Chennai – 600002
Mob 91 9444780908
Email cb0908@canarabank.com
2. **Name and Address of the Borrowers and Guarantors** :
1. M/s. Industrial Product Expo (IPE)
Rep. by its Proprietor Late Mr. N. Ganapathy Subramanian (Deceased)
Now rep. by his legal heirs Mrs. Umamaheswari D and Mrs. Anandhi
No.38/6, Jothiramalingam Street,
Karunanithipuram, Puzhithivakkam,
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 2. Mrs. Umamaheswari D
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 3. Mrs. Anandhi
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W/o. Late Mr. Neelakandan
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Madipakkam, Chennai – 600091
 4. Mrs. Juliet Fancy N
W/o. Mr. Nelson
18/29, Dr. Ambedkar Street
Villivakkam
Chennai - 600 049
3. **Total liabilities** : **Rs. 21,39,16,559.83/- (Rupees Twenty One Crore Thirty Nine Lakh Sixteen Thousand Five Hundred Fifty Nine and Paise Eighty Three Only)** due as on 07/08/2026 with further interest and other incidental charges thereto incurred by the Bank

Other indirect liability of the Proprietor Late Mr.Ganapathy Subramanian N (Now rep. by his legal heirs Mrs.Umamaheswari D and Mrs.Anandhi)

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with Mrs.Umamaheswari D (Account Number. 0908627000002) is Rs. 1,37,15,364.86/- (Rupees One Crore Thirty Seven Lakh Fifteen Thousand Three Hundred Sixty Four and Paise Eighty Six Only) due as on 06/08/2026 and Other indirect liability of Personal Loan of Late Ganapathy Subramaniyan N (Now rep. by his legal heirs Mrs.Umamaheswari D and Mrs.Anandhi) with Mr. Jayakumar M (Ac. Number: 60149630000276) is Rs. 7,28,360.43/- (Rupees Seven Lakh Twenty Eight Thousand Three Hundred Sixty and Paise Forty Three Only) as on 31/07/2026.

4. (a) **Mode of Auction** : Online Auction (E-Auction)
- (b) **Details of Auction service provider** : **Baanknet (M/s PSB Alliance Pvt. Ltd),**
Corporate Office: Unit 1, 3rd Floor,
VIOS Commercial Tower,
Near Wadala Truck Terminal, Wadala East,
Mumbai, Maharastra-400037
Helpdesk No. 8291220220
Email:support.BAANKNET@psballiance.com.
Website : <https://baanknet.com>
- (c) **Date & Time of Auction** : **09/09/2026 & Time 11:30 A.M. to 12:30 P.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.4,80,70,000/- (Rupees Four Crore and Eighty Lakh Seventy Thousand Only)**

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.
- b. 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.
- c. The property can be inspected with Prior Appointment with Authorized Officer, on **07/09/2026** between 11.00 A.M. & 4.00 P.M.
- d. 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.
- e. 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 details 7046612345 /

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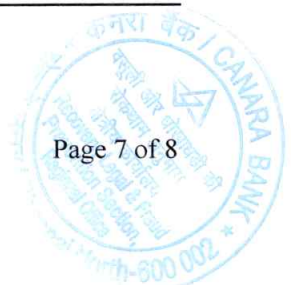
6354910172 / 8291220220 / 9892219848 / 8160205051,
Email:support.BAANKNET@psballiance.com.

- f. The intending bidders shall deposit Earnest Money Deposit (EMD) of 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 **08/09/2026** till 4.00 PM
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-** (Incremental Amount). 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.
- h. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i. 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.
- j. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. 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
- l. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m. For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the rate as applicable under Section 194 – IA, on the Sale proceeds, the TDS is to be paid by the successful bidder from the sale amount and submit the original receipt of TDS certificate to the Bank Borrower's/ Mortgage's PAN to be furnished for TDS purpose.
- n. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- o. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to **Account No. 209272434, Account Name. Canara Bank, General Patters Road Branch, IFSC Code. CNRB0000908**
- p. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. The eAuction advertisement does not

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