

ARM BRANCH MADURAI

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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of ARM Branch Madurai, of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **03/09/2026** for recovery of **Rs.4,96,36,241.97/-** (Rupees Four Crore Ninety Six Lakh Thirty Six Thousand Two Hundred Forty One and Paise Ninety Seven Only) as on 30/06/2026 with further interest from 01/07/2026 + cost due to the ARM Branch, Madurai of Canara Bank from 1. **M/S Kalai Agencies** (Proprietor Sri. Mossess Thangaraja), 2. **M/S T Selvin Oil and Chemical Industrial** (Proprietor Sri. Mossess Thangaraja), 3. **Sri. Mossess Thangaraja**.

The reserve price for Property No.1 will be **Rs.96,00,000/-** (Rupees Ninety-Six Lakhs Only)

The reserve price for Property No.2 will be **Rs.5,76,00,000/-** (Rupees Five Crore Seventy-Six Lakhs Only)

The earnest money deposit for Property No.1 will be **Rs.9,60,000/-** (Rupees Nine Lakh Sixty Thousand Only)

The earnest money deposit for Property No.2 will be **Rs.57,60,000/-** (Rupees Fifty-Seven Lakhs Sixty Thousand Only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 02/09/2026**.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24/07/2026

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Madurai, 2 nd Floor, Vellapandian Towers, 120Ft. Mattuthavani Surveyor Colony Road, Mattuthavani, Madurai - 625 007.
2	Name and Address of the Borrower (s)/ Guarantor(s).	1. M/S Kalai Agencies Proprietor Sri. Mossess Thangaraja No 6/81, Poosari Thottam, Valliyakkavalasu, Oddanchatram, Sikkammanaickenpatti Panchayat, Dindigul – 624616. 2. M/S T Selvin Oil and Chemical Industrial Proprietor Sri. Mossess Thangaraja, No 1, Ambilikkai Village, Oddanchatram, Dindigul – 624612. 3. Sri. Mossess Thangaraja Co Selvin Ganadurai,



		1801 Karamadai, Tharmathupatti Paliyakannivadi, Dindigul – 624705.
3	Total liabilities as on 30/06/2026	Rs.4,96,36,241.97/- -(Rupees Four Crore Ninety Six Lakh Thirty Six Thousand Two Hundred Forty One and Paise Ninety Seven Only) as on 30/06/2026 with further interest from 01/07/2026 + cost there on.
4a) b) c) d)	Mode of Auction: Details of Auction service provider: Date & Time of Auction: Portal of E-Auction:	E-Auction M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : <u>support.BAANKNET@psballiance.com</u> 03/09/2026 & 12.00 p.m. to 01.00 p.m. <u>https://baanknet.com/</u>
5	Details of Property/ies	As per Schedule – A mentioned below
6	Reserve Price	The reserve price for Property No.1 will be Rs.96,00,000/- (Rupees Ninety-Six Lakhs Only) The reserve price for Property No.2 will be Rs.5,76,00,000/- (Rupees Five Crore Seventy-Six Lakhs Only).
7	EMD & last date of deposit of EMD:	The earnest money deposit for Property No.1 will be Rs.9,60,000/- (Rupees Nine Lakh Sixty Thousand Only) The earnest money deposit for Property No.2 will be Rs.57,60,000/- (Rupees Fifty-Seven Lakhs Sixty Thousand Only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 02/09/2026.
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 02/09/2026
9.	Detail of Encumbrance	No Encumbrance Know to bank as on 23/07/2026
10.	Detail of litigation	No litigation known to bank as on 23/07/2026

Description of the property:

Property : 1

Dindigul District, Oddanchatram Taluk, Palani Registration District, Oddanchatram Sub Registrar Office, Oddanchatram Village, S.F.No.423/3 Ac.3.88. In this, the middle portion as per Sub-Division, S.F. No 423/3B1 Hec 0.45.75 Ac 1.13 had been divided into house sites; wherein the house site No.5 within the following four boundaries:

North of : The house site No.4 and house of Shanmugapriya in S.F.No.423/3B1B

East of : The land of Kumarappa Gounder in S.F. No.423/3A

South of : The house site Nos.6 and 7 and house of Selvarani in S.F.No 423/10

West of : 20Ft wide North-South common pathway.

Within the above side four boundaries East - West 64 Ft on the North; 63 ½ Ft on the South; North - South 33 Ft on the West; 33 Ft on the East; Total 2103 ¾ Sq.Ft. = 195.44 Sq.Mtr. (Ac.0.04.83) with ground floor and first floor RCC roof residential building thereon, right of pathway, on the 20 links wide East-West common pathway runs through the S.F.Nos.423/3 and 747 till then Oddanchatram - Dharapuram road and then 20 Ft. wide North-South Common pathway put down in the layout to take men, cart, Vehicle, live stocks and mamool pathway right etc. This Property bound in S.F.No 423/3B1A and now comes under Present Sub- Division No.423/18 Hec.0.01.95



under Patta No.5102.

Title holder of the property is Sri. MOSSESS THANGARAJA

Property : 2

Item- 1:

Dindigul District, Oddanchatram Taluk, Palani Registration District, Oddanchatram Sub Registrar Office, Ambiligai Village, Patta No - 1879, S.F.No. 406/1 Hec 0.51.0 Ac.1.26. In this, Northern side measuring 9 Ft. wide to pathway (Hec.0.01.60)Ac.0.04 had left out. The remaining portion an extent of Hec.0.49.40 Ac.1.22 within the following four boundaries.

East by : The land of Balakrishnan in S.F.No.406/2A

West by : The land in S.F.No.451/1A

South by : The road .

North by : The 9 Ft. wide East-West cart way in S.F.No.406/1

Within the above four boundaries an extent of Hec.0.49.40 Ac.1.22 Presently, this property comes under Sub-division S.F.No.406/1B under Patta No.2606.

Item-2:

Dindigul District, Oddanchatram Taluk, Palani Registration District, Oddanchatram Sub Registrar Office, Ambiligai Village, Patta No 1879, S.F.No. 451/1A Hec.1.75.50 Ac.4.33. In this, Eastern portion an extent of Hec.0.31.85 Ac.0.79 within the following four boundaries.

East by : The land of S.F.No 406/1

West by: The land belongs to Ramasamy in S.F.No.451/1A

South by: The road and 3rd item of property mentioned hereunder in S.F.No.451/1B

North by : The 9 Ft. wide East-West cart way in S.F.No.451/1A.

Within the above four boundaries an extent of Hec.0.31.85 Ac.0.79 Presently, this property comes under Sub-division S.F.No.451/1A2 under Patta No.2606.

Item -3:

Dindigul District, Oddanchatram Taluk, Palani Registration District, Oddanchatram Sub Registrar Office, Ambiligal Village, Patta No.1879, S.F.No.451/1B Hec.0.10.0 Ac.0.25. In this, Eastern portion an extent of Hec.0.00.95 Ac.0.02 within the following four boundaries.

East by : The land of S.F.No.406/1.

West by : The land belongs to Ramasamy in S.F.No 451/1B.

South by : The road.

North by : The 2nd item of property mentioned above in S.F.No.451/1A.

Within the above four boundaries an extent of Hec.0.00.95 Ac.0.02.Presently, this property comes under Sub-division S.F.No.451/1B2 under Patta No.2606.

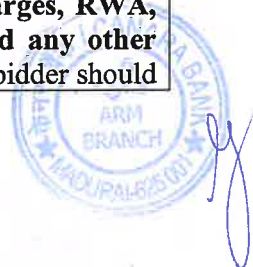
Totally (1) to (3) item of properties are an extent of Ac.2.03.

Title holder of the property is Sri. MOSSESS THANGARAJA

11	Other terms and conditions :
a)	The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent



	claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
b)	The property/ies will be sold above the Reserve Price.
c)	The property can be inspected on or before 02/09/2026 between 10:00 am and 4:00pm
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 operative 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/ 6354910210/ 8291220220/ 9892219848/ 8160205051. Email: support.BAANKNET@psballiance.com
e)	The intending bidders shall deposit Earnest Money Deposit (EMD) for Property 1. will be Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only), for Property No.2 will be Rs.57,60,000/- (Rupees Fifty-Seven Lakhs Sixty Thousand Only) for being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 02/09/2026 at 4:00 PM.
f)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.2,00,000/- (Two Lakhs Only) (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 a 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. 2,00,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
h)	Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same 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% 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.
j)	No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
k)	The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Branch Madurai, IFSC Code CNRB0006291.
l)	It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges) required for transfer of the said property in favour of the successful bidder should



	be undertaken by the successful bidder at its own cost, effort and liabilities.
m)	All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
n)	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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
o)	To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
p)	It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before 02/09/2026 from 10:00 a.m. to 4:00 p.m.
q)	The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
r)	At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
s)	For further details the Nodal Officer & its team Branch, Ph. No. Mobile 9489046509 may be contacted during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd) , (Contact No. 7046612345/6354910210/ 8291220220/ 9892219848/ 8160205051 . Email: support.BAANKNET@psballiance.com
<u>SPECIAL INSTRUCTION/CAUTION</u> 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.	

Date: 24/07/2026

Place : Madurai

कृते केनरा बैंक / For CANARA BANK
 अधिकृत अधिकारी / Authorized Officer
 ए आर एम ब्रांच, एच. आर. एम. ब्रांच, Madurai.
 Canara Bank