

केनरा बैंक

भारत सरकार का उपक्रम

Canara Bank

A Government of India Undertaking



सिंडिकेट Syndicate

**ASSET RECOVERY MANAGEMENT BRANCH MADURAI
COVERING LETTER TO SALE NOTICE**

Ref.: ARM MDU 623 SN AMBRESH 2026-2027 MP

Date: 16/09/2026

To

- | | |
|--|--|
| 1. M/s AMBRESH AND CO
Represented by its partners Mr.Sudha,
Mr.Panner Selvam and Mr.Ambresh P
1 PASUMPON THEVAR STREET
ELLIS NAGAR
MADURAI-625016 | 2. Mrs. SUDHA P
W/O A PANNEER SELVAM
NO.1 PASUMPON THEVAR STREET
ELLIS NAGAR
MADURAI-625016 |
| 3. Mr. AMBRESH P
S/O PANNEERSELVAM A
NO. 1 PASUMPON THEVAR STREET
ELLIS NAGAR
MADURAI-625016 | 4. Mr.PANNEER SELVAM A
S/O ANDI THEVAR,
NO. 1 PASUMPON THEVAR STREET
T 33, ELLIS NAGAR,
MADURAI-625010 |

Dear Sir / Madam,

Sub : Notice under Section 13(4) of the Securitization 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, Authorised Officer of **Canara Bank, ARM Branch, Madurai** have taken constructive 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 **Canara Bank, ARM Branch, Madurai**.

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

कृते केनरा बैंक / For CANARA BANK
अधिकृत अधिकारी / Authorized Officer
ARM Branch, Madurai.
Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

**ASSET RECOVERY MANAGEMENT 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 Authorised 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 **22/10/2026** for recovery of **Rs. 3,71,87,011.57 (Rupees Three Crore Seventy One Lakh Eighty Seven Thousand Eleven and Paise Fifty Seven only)** as on **01/09/2026** with further interest from **02/09/2026** + cost due to the ARM Branch, Madurai of Canara Bank from **M/s AMBRESH AND CO** Represented by its partners **Mr.Sudha, Mr.Panner Selvam and Mr.Ambresh P**

The reserve price for **Property No 1** will be **Rs.1,90,00,000/-** (Rupees One Crore Ninety Lakh only)

The earnest money deposit for **Property No 1** will be **Rs.19,00,000/-** (Rupees Nineteen Lakh only)

The reserve price for **Property No 2** will be **Rs.1,27,00,000/-** (Rupees One Crore Twenty Seven Lakh only)

The earnest money deposit for **Property No 2** will be **Rs.12,70,000/-** (Rupees Twelve Lakh Seventy Thousand only)

The reserve price for **Property No 3** will be **Rs. 24,00,000/-** (Rupees Twenty Four Lakh only)

The earnest money deposit for **Property No 3** will be **Rs.2,40,000/-** (Rupees Two Lakh Forty Thousand only)

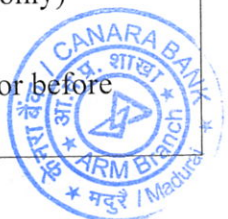
The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 21/10/2026**.

Note: Bidders intending to participate in the e-auction for Property No 2 and Property No 3 shall mandatorily submit bids for both properties. Separate bids for either Property No 2 or Property No 3 alone shall not be considered.

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, 2nd Floor, Vellapandian Towers, 120 Ft. Mattuthavani Surveyor Colony Road, Mattuthavani, Madurai – 625007.
2	Name and Address of the Borrower (s)/ Guarantor(s)	1. M/s AMBRESH AND CO Represented by its partners Mr.Sudha, Mr.Panner Selvam and Mr.Ambresh P 1 PASUMPON THEVAR STREET ELLIS NAGAR



		MADURAI-625016 2. Mrs. SUDHA P W/O A PANNEER SELVAM NO.1 PASUMPON THEVAR STREET ELLIS NAGAR MADURAI-625016 3. Mr. AMBRESH P S/O PANNEERSELVAM A NO. 1 PASUMPON THEVAR STREET ELLIS NAGAR MADURAI-625016 4. Mr.PANNEER SELVAM A S/O ANDI THEVAR, NO. 1 PASUMPON THEVAR STREET T 33, ELLIS NAGAR, MADURAI-625010
3	Total liabilities as on 01/09/2026	Rs. 3,71,87,011.57 (Rupees Three Crore Seventy One Lakh Eighty Seven Thousand Eleven and Paise Fifty Seven only) as on 01/09/2026 with further interest from 02/09/2026 + cost
4	e) Mode of Auction : f) Details of Auction service provider : g) Date & Time of Auction: h) Portal of E-Auction :	E-Auction M/s PSB Alliance (BAANKNET), Mobile : 8291221020 Email : <u>support.BAANKNET@psballiance.com</u> 22/10/2026 & 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.1,90,00,000/- (Rupees One Crore Ninety Lakh only) The reserve price for Property No 2 will be Rs.1,27,00,000/- (Rupees One Crore Twenty Seven Lakh only) The reserve price for Property No 3 will be Rs. 24,00,000/- (Rupees Twenty Four Lakh only)
7.	EMD & last date of deposit of EMD:	The earnest money deposit for Property No 1 will be Rs.19,00,000/- (Rupees Nineteen Lakh only) The earnest money deposit for Property No 2 will be Rs.12,70,000/- (Rupees Twelve Lakh Seventy Thousand only) The earnest money deposit for Property No 3 will be Rs.2,40,000/- (Rupees Two Lakh Forty Thousand only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 21/10/2026.



8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 21/10/2026
9.	Detail of Encumbrance	Nil As on 15/09/2026.
10.	Detail of litigation	Securitization Applications filed before Hon'ble Debts Recovery Tribunal Madurai SA 503/2026.

Details and full description of the Immovable properties:

Property No 1 in the name of Mr. Panneer Selvam A

All the part and parcel of the property located In Madurai District, Madurai South Registration District, Joint Sub Registrar No. IV, Madakkulam Village, present Madurai Corporation Limit, Arul Nagar, old S. No. 776/A (87 cents) present S. No. 222/4 (91 cents), (House Tax Receipt No. 319284) bounded on:

North : 30' breadth Ellis Nagar East-West Common Road.

East : 30' breadth Ellis Nagar North-South Common Road.

South : Apartment constructed by K. Sivakumar.

West : Site purchased by Amirthan.

Within these boundaries: East-West on North-South 38 feet, North-South on the East-West 67 feet totally measuring 2,546 sq.ft. house site with terraced ground floor with first floor bearing Door No. 1.

Property No 2 in the Name of Mrs. Sudha P

All the part and parcel of the property located In In Madurai District, Madurai South Registration District, Chekkanurani Sub Registration District, Thirumangalam Taluk, Karadikkal Village, lands in the following viz.,

Item No. 1

Lands measuring 54 ½ Cents out of 65 ½ cents in R.S. No. 189/2 bounded on (as per doc no 162/2015):

North : Lands of Mr. Jeyaseelan,

South : Cart Track,

East : Property of Mrs. P. Sudha,

West : Cart Track.

Item No. 2

Lands measuring 8 ½ Cents out of 10 cents in R.S. No. 189/3A bounded on:

North : Property of Mrs. P. Sudha,

South : Property of Mrs. P. Sudha,

East : Property of Mrs. P. Sudha,

West : Property of Mr. Jeyaseelan.

Item No. 3

Lands measuring 16 ¾ Cents out of 20 cents in R.S. No. 189/3B bounded on:

North : Property of Mr. Jeyaseelan,



South : Cart Track,

East : Property of Mrs. P. Sudha,

West : Property of Mrs. P. Sudha.

Item No. 4

Lands measuring 28 $\frac{3}{4}$ Cents out of 34 $\frac{1}{2}$ cents in R.S. No. 189/3C bounded on:

North : Property of Mr. Jeyaseelan,

South : Cart Track,

East : Property of Mrs. P. Sudha,

West : Property of Mrs. P. Sudha.

Item No. 5

Lands measuring 51 $\frac{1}{2}$ Cents out of 61 $\frac{3}{4}$ cents in R.S. No. 189/4 bounded on:

North : Property of Mr. Jeyaseelan,

South : Cart Track,

East : Property of Mr. Jeyaseelan,

West : Property of Mrs. P. Sudha.

In Madurai District, Madurai South Registration District, Chekkanurani Sub Registration District, Thirumangalam Taluk, Kinnimangalam Village, lands in the following viz.,

Item No. 6

Lands measuring 18 $\frac{1}{2}$ Cents out of 22 $\frac{1}{4}$ cents in R.S. No. 99/2D bounded on:

North : Property of Mr. Jeyaseelan,

South : Property of Mrs. P. Sudha,

East : Property of Mrs. P. Sudha,

West : Odai Puramboke.

Item No. 7

Lands measuring 14 $\frac{1}{2}$ Cents out of 17 $\frac{1}{4}$ cents in R.S. No. 99/2E bounded on:

North : Property of Mr. Jeyaseelan,

South : Property of Mrs. P. Sudha and Property of Mr. Jeyaseelan,

East : Property of Mrs. P. Sudha,

West : Property of Mrs. P. Sudha.

Item No. 8

Lands measuring 16 $\frac{3}{4}$ Cents out of 20 cents in R.S. No. 99/2F bounded on:

North : Property of Mr. Jeyaseelan,

South : Property of Mr. Jeyaseelan,

East : Odai Puramboke,



West : Property of Mrs. P. Sudha.

Thus, Item Nos. 1 to 8 totalling 2 Acres and 9 ¾ Cents.

Property No 3 in the Name of Mrs. Sudha

All the part and parcel of the property located In Madurai District, Madurai South Registration District, Chekkanurani Sub Registration District, Thirumangalam Taluk,

Item No.1

Lands measuring 11 Cents out of 65 ½ cents in R.S. No. 189/2 bounded on (as per doc no 162/2015) :

North by : Lands of Keelakuilkudi Nethaji

South by : Lands of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Cart Track

Item No.2:

Lands measuring Western 1 ½ Cents out of 10 Cents in R.S.No.189/3A bounded on:

North by : Property of Mrs. Sudha

South by : Property of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Property of Mrs. Sudha

Item No.3:

Lands measuring Northern 3 ¼ Cents out of 20 Cents in R.S.No.189/3B bounded on:

North by : Lands of Mrs. Sudha

South by : Lands of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Property of Mrs. Sudha

Item No.4:

Lands measuring Northern 5 ¾ Cents out of 34 ½ Cents in R.S.No.189/3C bounded on:

North by : Lands of Mr. Paulchamy

South by : Lands of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Property of Mrs. Sudha

Item No.5:

Lands measuring Northern 10 ¼ Cents out of 61 ¾ Cents in R.S.No.189/4 bounded on:

North by : Lands of Mrs. Sudha

South by : Lands of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Property of Mrs. Sudha



In Madurai District, Madurai South Registration District, Chekkanurani Sub Registration District, Thirumangalam Taluk, Kinnimangalam Village, Lands in the following viz.,

Item No.6:

Lands measuring Northern $3 \frac{3}{4}$ Cents out of $22 \frac{1}{4}$ Cents in R.S.No.99/2D, Kinnimangalam Village bounded on:

North by : Property of Mrs. Sudha

South by : Property of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Odai Puramboke

Item No.7:

Lands measuring Northern $2 \frac{3}{4}$ Cents out of $17 \frac{1}{4}$ Cents in R.S.No.99/2E, Kinnimangalam Village bounded on:

North by : Property of Mrs. Sudha

South by : Property of Mrs. Sudha

East by : Property of Mrs. Sudha

West by : Property of Mrs. Sudha

Item No.8:

Lands measuring Northern $3 \frac{1}{4}$ Cents out of 20 Cents in R.S.No.99/2F, Kinnimangalam Village bounded on:

North by : Property of Mrs. Sudha

South by : Property of Mrs. Sudha

East by : Odai Puramboke

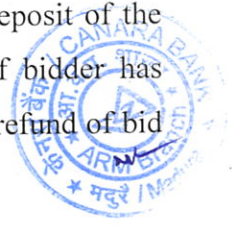
West by : Property of Mrs. Sudha

Thus, Item Nos. 1 to 8 totaling $41\frac{1}{2}$ Cents.

For detailed terms and conditions of the sale please refer the website "<https://baanknet.com/>" or may contact Chief Manager, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452-2623348, Cell No. 94890 46509) during office hours on any working day.

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 21/10/2026 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) for **Property No 1** being **Rs.19,00,000/-** (Rupees Nineteen Lakh only), **Property No 2** being **Rs.12,70,000/-** (Rupees Twelve Lakh Seventy Thousand only) and **Property No 3** being **Rs.2,40,000/-** (Rupees Two Lakh Forty Thousand only) 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 21/10/2026 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/-** (Incremental amount/price) for **Property No 1, Property No 2 and Property No 3** 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 21/10/2026 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. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com)

Date : 16/09/2026

Place : Madurai

कृते केनरा बैंक / For CANARA BANK
अधिकृत अधिकारी / Authorized Officer
ए आर एम शाखा, मदुरै / ARM Branch, Madurai:
Authorised Officer
Canara Bank