

ANNEXURE-III
SALE NOTICE COVERING LETTER

REF: 02361/125004604240/SN/63/2026

DATE: 07/09/2026

To

- 1) M/s. NEW GEN,
Prop: Mr. A.JAFFAR SADIQUE
NO 21/1 ATHIPATTAN STREET CHINTADRI PET
CHENNAI TAMIL NADU 600002
- 2) Mr.A.Jaffar Sadique
C/O Abdul Rahim,
30,Venkata Street A B House,
Mannady District,
Chennai – 600001

Alternate Address:

Mr.A.Jaffar Sadique
Flat No:E in Second floor.Old Door No.33/6
New Door No:67/6,Municipal Door No.67/33,
Varadha Muthiappan Street,George Town,
Chennai – 600 001

Dear 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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, **Chennai Specialised Arm Branch[02361]** Branch have 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 **Chennai Thousand Lights Chennai Branch** of Canara Bank. The account has since been transferred to **Specialised Arm Branch[02361]**.

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,

ಕರ್ನಾಟಕ ಬ್ಯಾಂಕ್ ಕೆನರಾ ಬ್ಯಾಂಕ್ For CANARA BANK

ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ / Authorised Officer
ಆವ ಪ್ರ ಶಾಖಾ ಕೆನೈ-18. / ARM Branch, Chennai-18.
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – E-AUCTION SALE NOTICE

Confidential

ANNEXURE-II

[Appendix – IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

**E-Auction Sale Notice for Sale of Immovable Assets 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 property mortgaged / charged to the Secured Creditor, the **Constructive** possession of which has been taken by the Authorised Officer of **Chennai Specialised Arm Branch[02361]** branch of the Canara Bank., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **2809/2026**, for recovery of Rs.2,24,78,865/69- (Rupees Two Crores Twenty Four Lakhs Seventy Eight Thousand Eight Hundred Sixty Five and PAISE Sixty Nine Only) as on 07.09.2026 plus future interest and cost and expenses thereon due to the **Chennai Specialised Arm Branch [02361]** branch of Canara Bank, Secured Creditor from **M/s. NEW GEN represented by it's Proprietor Mr.A.Jaffar Sadique**. The reserve price will be Rs.84,00,000/- and the earnest money deposit will be Rs.8,40,000/-. The Earnest Money Deposit shall be deposited on or before **25/09/2026** at 5:00 PM.

Details and full description of the movable & immovable property with known encumbrances, if any.

Schedule - A

The **entire Second floor** Residential portion measuring super plinth area 5600 sq.ft (including Common area) bearing **Old Door No.33/6, New Door no.67/6**, VaradhaMuthiappan Street, George Town, Chennai -600001 together with **1715 sq.ft** of undivided share of land out of total extent of 3 Grounds and 130 s.ft (7330 sq.ft) comprised in **R.S.No./6182, C.C.No.5417, Block No.54**, morefully situated at V.O.C Nagar, VaradhaMuthiappan Street, George Town, Chennai – 600 001, Within the jurisdiction limits of registration District of Chennai South and Sub Registrar Office of Sowcarpettai.

Boundaries On the North by: **R.S.Nos.6180/1,6180/3,6180/2 and 6181**
On the South by: **R.S.No 6183**
On the East by: **R.S.Nos.6208,6209 and 6210**
On the West by: **R.S.Nos.6167,6181 and VaradhaMuthiappan Street**

Schedule – B:

All that piece and parcel of property bearing **Flat No.E in Second floor** on the North-West side portion of the building consisting of two bedrooms, one hall and kitchen more fully situated at **Old Door No.33/6, New Door No.67/6** and as per TSLR extract, **Municipal Door No.67/33** VaradhaMuthiappan Street, George Town Chennai – 600 001, Comprised in as per **CC No.5417, R.S.no.6182 Part in Block No.54**, V.O.C Nagar, the flat having super plinth area of **954 sq.ft.**, together with an undivided share of **275 sq.ft** of land out of total extent of **3 Grounds and 130 sq.ft or equal to 7330 sq.ft** along with the rights to use and enjoy all common ways, pathways, staircase, lift, terrace, sump, borewell and waterways including easement rights appurtenant thereto and forming part of the property more fully described in Schedule A herein above. Situated within the Registration District of North Chennai and the Sub Registration District of Sowcarpet.

Owner of the Property: **Mr. Jaffar Sadique**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Secured Creditor's website i.e. www.canarabank.com or may contact Authorised Officer, **Chennai Specialised Arm Branch[02361]** branch, Canara Bank, **Mob No: 2849 6339, 2849 6900** during office hours on any working day.

Date: **07/09/2026**

Place: **Chennai**

कृते केनरा बैंक For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाख केनरा बैंक Chennai-18.
AUTHORISED OFFICER
CANARA BANK

Confidential

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 property mortgaged / charged to the Secured Creditor, the **Constructive** possession of which has been taken by the Authorised Officer of **Chennai Specialised Arm Branch[02361]** branch of the Canara Bank., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **2809/2026**, for recovery of Rs.**2,24,78,865/69-** (Rupees **Two Crores Twenty Four Lakhs Seventy Eight Thousand Eight Hundred Sixty Five and PAISE Sixty Nine Only**) as on 07.09.2026 plus future interest and cost and expenses thereon due to the **Chennai Specialised Arm Branch[02361]** branch of Canara Bank, Secured Creditor from **M/s. NEW GEN** represented by it's Proprietor **Mr.A.Jaffar Sadique**. The reserve price will be Rs.**84,00,000/-** and the earnest money deposit will be Rs.**8,40,000/-**. The Earnest Money Deposit shall be deposited on or before **25/09/2026** at 5:00 PM.

1. Name and Address of the Secured Creditor : Canara Bank, **Chennai Specialised Arm Branch[02361]** branch, **NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING, ANNA SALAI, TEYNAMPET, CHENNAI 600018**
2. Name and Address of the Borrower(s) / Guarantor(s)
 - i. **M/s. NEW GEN**, Prop: **Mr.A.Jaffar Sadique**, NO 21/1 ATHIPATTAN STREET CHINTADRI PET CHENNAI, TAMILNADU 600002
 - ii. **Mr.A.Jaffar Sadique**, C/O Abdul Rahim, 30,Venkata Street A B House, Mannady District, Chennai - 600001
 - iii. **Mr.A.Jaffar Sadique**, Flat No:E in Second floor.Old Door No.33/6, New Door No:67/6,Municipal Door No.67/33, Varadha Muthiappan Street,George Town, Chennai – 600 001
3. Total liabilities as on 07.09.2026 : Rs.**2,24,78,865/69-** (Rupees **Two Crores Twenty Four Lakhs Seventy Eight Thousand Eight Hundred Sixty Five and PAISE Sixty Nine Only**) plus further interest from 08.09.2026 and costs and expenses etc.
4. (a) Mode of Auction : Online Electronic Bidding (E- Auction)
(b) Details of Auction service provider : **M/s PSB Alliance Pvt. Ltd (BAANKNET)**
(c) Date & Time of Auction: **2809/2026** Time: 10:30 AM to 11:30 AM (with unlimited extension of 5 minutes duration each tills the conclusion of the sale)
(d) Place of Auction : **https://baanknet.com.**
5. Details of Property/ies :

Schedule - A

The **entire Second floor** Residential portion measuring super plinth area 5600 sq.ft (including Common area) bearing **Old Door No.33/6, New Door no.67/6**, VaradhaMuthiappan Street, George Town, Chennai -600001 together with **1715 sq.ft** of undivided share of land out of total extent of 3 Grounds and 130 s.ft (7330 sq.ft) comprised in **R.S.No./6182, C.C.No.5417, Block No.54**, morefully situated at V.O.C Nagar, VaradhaMuthiappan Street, George Town,Chennai – 600 001, Within the jurisdiction limits of registration District of Chennai South and Sub Registrar Office of Sowcarpettai.

Boundaries

On the North by: **R.S.Nos.6180/1,6180/3,6180/2 and 6181**
On the South by: **R.S.No 6183**
On the East by: **R.S.Nos.6208,6209 and 6210**
On the West by: **R.S.Nos.6167,6181 and VaradhaMuthiappan Street**

Schedule – B:

All that piece and parcel of property bearing **Flat No.E in Second floor** on the North-West side portion of the building consisting of two bedrooms, one hall and kitchen more fully situated at **Old Door No.33/6,New Door No.67/6** and as per TSLR extract, **Municipal Door No.67/33** VaradhaMuthiappan Street, George Town Chennai – 600 001,Comprised in as per **CC No.5417,R.S.no.6182 Part in Block No.54**, V.O.C Nagar, the flat having super plinth area of **954 sq.ft.**,together with an undivided share of **275 sq.ft** of land out of total extent of **3 Grounds and 130 sq.ft or equal to 7330 sq.ft** along with the rights to use and enjoy all common ways, pathways, staircase, lift, terrace, sump, borewell and waterways including easement rights appurtenant thereto and

forming part of the property more fully described in Schedule A herein above. Situated within the Registration District of North Chennai and the Sub Registration District of Sowcarpet.

Owner of the Property: **Mr. Jaffar Sadique**

6. Reserve Price : Rs. **84,00,000/-** (Rupees **Eighty Four Lakhs** Only)
7. Earnest Money Deposit : Rs. **8,40,000/-** (Rupees **Eight Lakhs Forty Thousand** Only)
8. The property can be inspected Date & Time : **25/09/2026** from **10:00 AM** to **5:00 PM**.
9. 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. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
 - b. The property/ies will be sold above the Reserve Price.
 - c. The property can be inspected, with Prior Appointment with Authorised Officer, on **25/09/2026** from 10:00 AM to 5:00 PM.
 - 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 PAN Card & Aadhar and Aadhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: support.baanknet@psballiance.com).
 - e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. **8,40,000/-** being 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 **25/09/2026** at **5:00 PM**.
 - f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. **50,000/-** (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. **50,000/-** (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. 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, **Chennai Specialised Arm Branch[02361]**, IFSC Code : **CNRB0002361**.
 - k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
 - l. 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 separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
 - m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
 - n. 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 **25/09/2026** from **10:00 AM** to **5:00 PM**.

Chennai Specialised Arm Branch[02361], NO.524, 8TH FLOOR, CANARA BANK CIRCLE OFFICE BUILDING,
ANNA SALAI, TEYNAMPET, CHENNAI 600018. Mob: 2849 6339, 2849 6900, e-mail:cb2361@canarabank.com

- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details contact Authorised Officer, Canara Bank, Chennai Specialised Arm Branch[02361] Branch (Mob: 2849 6339, 2849 6900) e-mail id: cb2361@canarabank.com 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.
- q. The above property is in symbolic possession of the bank and the Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and condition of the sale.
 1. The bidder is purchasing the property in Symbolic Possession at his /own risk and responsibility.
 2. Bank will not be responsible or duly bound for handing over of physical possession.
 3. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
 4. Successful Auction Purchaser has to submit the Declaration cum undertaking confirming the above terms and conditions (1 to 3) immediately after e-Auction.
 5. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

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: Chennai

Date: 07/09/2026

ಕೃತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್ FOR CANARA BANK

ಪ್ರಧಿಕೃತ ಅಧಿಕಾರಿ / Authorised Officer
ಆ ವ ಪ್ರ ಶಾಖಾ ಚೆನ್ನೆ-18. / ARM Branch, Chennai-18.

AUTHORISED OFFICER
CANARA BANK

