

COVERING LETTER TO SALE NOTICE

To
M/s. Saisha Agency,
(Represented by its Partner Mr.Sathishkumar & Mrs.Suryavadhana)
98/F1, First Floor, MDS Plaza,
Promenade Road,
Bharathidasan Salai,
Trichy – 620 001

Mrs. Suriyavadhana J
W/o. Sathish Kumar,
105 1 st Cross Road,
Raja Colony Lawsons Road,
Cantonment, Trichy – 620001

(Borrower/Partner)

Mr. V.Sathishkumar,
105 1 st Cross Road,
Raja Colony Lawsons Road,
Cantonment, Trichy – 620001

(Borrower/ Partner)

Mrs. Lalitha Jayakar,
W/o. Late.Jayakar
105 1 st Cross Road,
Raja Colony Lawsons Road,
Cantonment, Trichy – 620001

(Guarantor)

Mr. Vinoth Rajendran,
S/o.Mr.Rajendran
Sayas Enclave,
D No.4A/10 S5 Aruna Nagar,
Puthur, Trichy – 620017

(Guarantor)

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 ARM TRICHY 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 ARM TRICHY Branch of Canara Bank. 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.

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Ref: SARFAESI/SN/Saisha Agency/Sep/2026

Date: 28/09/2026

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

केनरा बैंक CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE

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CERSAI ID:400008409931

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 **Symbolic** possession of which has been taken by the Authorized Officer of Canara Bank, **ARM TRICHY** Branch (The Secured Creditor) will be sold on As is where is", As is what is", and Whatever there is" on **27/10/2026** (mention date of sale), for recovery of **Rs.17,65,23,229.69 (Rupees Seventeen Crores Sixty Five Lakhs Twenty Three Thousand Two Hundred and Twenty Nine and Paise Sixty Nine Only)** due as on 27-09-2026 with further interest and cost thereon to Canara Bank, **ARM TRICHY** Branch (the Secured Creditor) from M/s. Saisha Agency, Mrs. Suriyavadhana. J, Mr. V. Sathishkumar, Mrs. Lalitha Jayakar, Mr. Vinoth Rajendran.

The reserve price will be **Rs. 3,15,44,000/-** (Rupees Three Crores Fifteen Lacs Forty Four Thousand Only) and the earnest money deposit will be **Rs. 31,54,400/-** (Rupees Thirty one Lacs Fifty Four Thousand Four Hundred Only).

1	Name and Address of the Secured Creditor	Canara Bank, ARM TRICHY Branch
2	Name and Address of the Borrower & Guarantor	
	M/s. Saisha Agency, (Represented by its Partner Mr.Sathishkumar & Mrs.Suryavadhana) 98/F1, First Floor, MDS Plaza, Promenade Road, Bharathidasan Salai, Trichy – 620 001	
	Mrs. Suriyavadhana J W/o. Sathish Kumar, 105 1 st Cross Road, Raja Colony Lawsons Road, Cantonment, Trichy – 620001	(Borrower/Partner)
	Mr. V.Sathishkumar, 105 1 st Cross Road, Raja Colony Lawsons Road, Cantonment, Trichy – 620001	(Borrower/ Partner)
	Mrs. Lalitha Jayakar, W/o. Late.Jayakar	(Guarantor)

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105 1 st Cross Road, Raja Colony Lawsons Road, Cantonment, Trichy – 620001 Mr. Vinoth Rajendran, S/o.Mr.Rajendran Sayas Enclave, D No.4A/10 S5 Aruna Nagar, Puthur, Trichy – 620017 (Guarantor)		
3	Total liabilities as on 27/09/2026	Rs.17,65,23,229.69 (Rupees Seventeen Crores Sixty Five Lakhs Twenty Three Thousand Two Hundred and Twenty Nine and Paise Sixty Nine Only)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (BAANKET) 27/10/2026, 12.30 hours to 13.30 hours TRICHY
5	Details of Property/ies Raja Colony Residential Property : (Sale deed no: 2823/2006 dt 10.07.2006) All parts and parcel of land and building situated at Municipal Old Ward 1 Blocks 17 and 19 T.S. No. 65/7 part corresponding to New Ward 'K' Block 16 T.S. No. 17, the land measuring an extent of AC. 15.02 cents, has been plotted out and has been approved by the Deputy Director of Town and Country Planning (Trichy – Tanjore Region) under DTPLP No. 9/72. Out of this, the house site bearing Plot No. 105, measuring east–west 40' and north–south 80' = 3200 square feet of land, and together with the RCC residential building thereon bearing Door Nos. 105 & 105A, 1st Cross Road, Raja Colony, Lawsons Road, Cantonment, Tiruchirappalli – 620 001, Electricity Service Connections Nos. 1387 and 1466. New ward K BLOCK 16 T.S. No-17 situated within the Joint Sub-Registration District 1 & 2 of Tiruchirappalli and Registration District of Tiruchirappalli in K. Abishekapuram village, Tiruchirappalli Taluk. Extent / Area / Measurement: 3200 Sq. ft of Land Boundaries: West by: Plot No. 104 belongs to Kasi Viswanathan North by: 30' layout East–West Road East by: Plot No. 106 belongs to Sri Rajagopala Thondaiman South by: Other plots in T.S. No. 65/7	
6	Reserve Price (Please note to mention separately for each property)	Rs. 3,15,44,000/- (Rupees Three Crores Fifteen Lacs Forty Four Thousand Only)
7	Earnest Money Deposit	Rs. 31,54,400/- (Rupees Thirty Five Lacs Fifty Four Thousand Four Hundred Only).
8	The property can be inspected Date & Time	On or before 26/10/2026 between 11.00 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 except encumbrance of The Assistant Commissioner of GST & Central Excise Trichy- 1 Division and secondary attachment with Margadarsi Chits Pvt Ltd. 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 **on or before 26/10/2026 between 11.00 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 & 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 8291220220, Email: support.baanknet@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 31,54,400/-** 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 26/10/2026 at 5.00 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.100000/-** (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.100000/-** (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.

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- 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, **ARM TRICHY** Branch, IFSC Code **CNRB00006818**.
- 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 except encumbrance of The Assistant Commissioner of GST & Central Excise Trichy- 1 Division and secondary attachment with Margadarsi Chits Pvt Ltd . 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 or before 26/10/2026 between 11.00 AM TO 5.00 PM.**
- 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 the authorized officer, Canara Bank, ARM BRANCH Trichy, Ph. No./Mobile No. 9489045912, 9500980927 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.

केनरा बैंक **CANARA BANK**

Place: Trichy

Date: 28/09/2026

प्राधिकृत अधिकारी / Authorised Officer
Canara Bank

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