



ITHALAR BRANCH

SF No.266/7, Main Road, Fernhill S.O,
Ithalar, THE NILGIRIS 643 004

E mail: cb1118@canarabank.com

Mobile 9489043418

Ref: 16235/SALENOTICE/BOJA/2025-26

Date:19.09.2025

To

LEGAL HEIRS OF BORROWERS SRI. BHOJA GOWDER N & SRI MANOHARAN B	
Smt. J Mallika W/o Late Sri Manoharan B D No. 3/57, Ithalar Village & Post Kundah Taluk The Nilgiris 643 004	Sri. Manikandan S/o Late Sri Manoharan B D No.3/57, Ithalar Village and Post Kundah Taluk The Nilgiris 643 004
Sri Prabhu S/o Late Sri Manoharan B D No 3/57,Ithalar village & Post Kundah Taluk The Nilgiris 643 004	

Dear Sir,

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, the Authorized officer, Canara Bank, on behalf of Canara Bank **ITHALAR BRANCH** has 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 **ITHALAR BRANCH** 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 the enclosed Sale Notice. 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,

**AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE**



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SALE NOTICE

ANNEXURE - 13(Auction Sale Notice for Sale of Immovable Properties)

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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of ITHALAR Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.10.2025 (Time 11.30 a.m. to 12.30 p.m.) for recovery as on 31.03.2025 of Rs.14,55,453/- (Rs.Fourteen lakh fifty five thousand four hundred and fifty three only) due to the ITHALAR Branch of Canara Bank from

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1 Name and Address of the Secured Creditor:

CANARA BANK, ITHALAR SF No.266/7, Main Road,FERNHILL SO, Ithalar, THE NILGIRIS 643 004

2. Total liabilities as on 31.03.2025: Rs.14,55,453 /- (Rs. Fourteen lakh fifty five thousand four hundred fifty three only) + interest & charges

3. Last Date & Time for receipt of tender documents through Baanknet Portal :

26.10.2025 ; upto 4.00 pm

4. Address in which the tender document to be submitted: Through <https://baanknet.com> Portal



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5. (a) **Date & Time of e- auction:** 27.10.2025: Time 11.30 am to 12.30 pm(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) **Portal of e- auction:** <https://baanknet.com/>

6 Details of Property/ies:

Name of the Title Holder: Sri BHOJA GOWDER N - M

S No	Description of the Immovable asset
1	The Nilgiris Registration District Udhagamandalam Joint Sub Registrar II Sub-District Ithalar Revenue village, Survey No.314, R S No.276/2,3 11.67 acres of land of which extent owned by Sri N Bhoja Gowder and Sri B Manoharan 2.08 Acres of Tea Garden Boundaries North; Property in S No.314 belonging to Pilliammal, Vali Gowder and others South: Property in S No.314 belonging to Bhoja Gowder East: Government Land West: Tea garden in S No.317

8. **Reserve Price:** Rs.31,90,000/- (Rs.Thirty one lakh ninety thousand only)

EMD & last date of deposit of EMD: Rs.3,19,000/- (Rs.Three lakh nineteen thousand only) hundred only) on or before 26.10.2025 upto 4.00 pm.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://baanknet.com/>) or may contact Manager, Canara Bank ITHALAR Branch (Ph. No.: 9489043418) during office hours on any working day.

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

Date: 19.09.2025
Place: Coimbatore

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OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

a. The property will be sold in “as is where is and as is what is” basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.

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, **ITHALAR BRANCH (1118))** on or before **26.10.2025** between **10.00 am to 4.00 pm**

d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

e. EMD amount of 10% of the Reserve Price is to be deposited through BAANKNET portal on or before 26.10.2025 upto 4.00 pm.

f. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider

Auction Agency	M/S PSB ALLIANCE LTD (ebkray)
Website	https://baanknet.com/
Address	Corporate office: Unit 1, 3 rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037
Email	support.baanknet@psballiance.com ;
Help Desk No.	8291220220

Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

g. The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost.

i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000**. The bidder who submits the highest bid (not below the



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Reserve price) on closure of 'Online' auction shall be declared as successful bidder. 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 declaring him/her as the successful bidder and the balance 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 and registration charges etc., as applicable shall be borne by the successful bidder only.
- m. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office II or ITHALAR branch who as a facilitating centre shall make necessary arrangements.
- o. For further details contact : The Manager, Canara Bank ITHALAR (1118) (Mob: 9489043418) e-mail id :cb1118@canarabank.com or

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Website	https://baanknet.com/
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Email	support.baanknet@psballiance.com ;
Help Desk No.	8291220220

p. For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

q. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

R. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.



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S. 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. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.

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: COIMBATORE

Date: 19.09.2025

**AUTHORISED OFFICER
CANARA BANK**