Can Fin Homes Ltd
(Sponsor : CANARA BANK)
HOME LOANS ✦ DEPOSITS
Translating Dreams into Reality

KARUR BRANCH
No. 2C, Ground Floor, August Avenue
80 Feet Road, Sengunthapuram
Karur – 639 002.
Tel: 04324-230970
Email: karur@canfinhomes.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 05.11.2026

1. **Name and Address of the Secured Creditor:** **Can Fin Homes Ltd, Karur Branch,**
Phone No: 04324-230970 Mobile No: 7625079152 Email: karur@canfinhomes.com

2. **Name and Address of the Borrower(s)/Guarantor(s) :**

1. **Borrower:** **Mr.R.Venkatesan**
78/25A, Tiruppur Kumaran Street,
Vengamedu ,
Karur – 639006.

2. **Co – Borrower:** **Mr.V.Vijayan**
78/25A, Tiruppur Kumaran Street,
Vengamedu ,
Karur – 639006.

3. **Guarantor:** **Mrs.V.Balammal**
W/o Venkatesan
78, Tiruppur Kumaran Street,
Vengamedu , Inam Karur,
Karur – 639006.

4. Total Contractual liabilities as on 05.11.2026 Rs.17,85,731/- (Rupees Seventeen Lakhs Eighty-Five Thousand Seven Hundred and Thirty One Only) together with further interest and other charges thereon.

5. (a) Mode of Auction : Online Electronic Bidding

(b) Details of Auction service provider : M/s ARCA EMART PVT. LTD
Web site: www.auctionbazaar.com
Contact Person Name : M Kiranmai
Ph. No. : +91 8370969696 / +91 7997043999
Mail ID **contact@auctionbazaar.com** /
support@auctionbazaar.com

(c) Date & Time of Auction : 05.11.2026, 11:30 A.M to 12.30 A.M
(With unlimited extension of 10 minutes duration each till the Conclusion of sale)

(d) Place of Auction : www.auctionbazaar.com

(e) Property Address : S F No. 414, Plot No 62 , Muthu Estate ,
Sanapiratty Village , Karur Taluk ,
Karur District – 639006.

6. Reserve Price : Rs. 11,10,000/-

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7. **Other terms and conditions:**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.auctionbazaar.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The Property can be inspected, with Prior Appointment with Authorised officer.

c) The Property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve price is to be deposited by way of Demand draft in favour of Authorized Officer, Can Fin Homes Ltd Karur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Karur Branch, Karur, Account No 1227201004713, IFSC Code CNRB0001227 on or before 04.11.2026 at 5.00pm

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04.11.2026 5.00pm to Can Fin Homes Ltd, Karur Branch, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Branch at the time of making payment of balance amount of 25% of bid amount.
iii) Bidders Name. Contact No. Address, E Mail Id.
iv) Bidder's A/c details for online refund of EMD.

The intending bidders should contact e-Auction service providers M/s ARCA EMART PVT. LTD Address: 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Web site: www.auctionbazaar.com Contact Person Name: M Kiranmai Contact Number : 7997043999 / 8370969696 Mail ID: eauctions@auctionbazzar.com

f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 10,000/-.** The bidder who submits the highest bid (above the 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.

h) 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, 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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i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The Successful Bidder shall also bear the statutory/Non-Statutory dues, taxes, rates., etc if any.

j) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

k) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Branch and facilitating centre, shall make necessary arrangements.

l) For further details contact **Branch Manager**, Can Fin Homes Ltd, Karur Branch, Karur. Contact No.04324-230970 /7625079152. Mail ID.: karur@canfinhomes.com OR service provider M/s ARCA EMART PVT. LTD Address: 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Website: www.auctionbazaar.com Contact Person Name: M Kiranmai, Contact Number : 7997043999, Mail id: eauctions@auctionbazzar.com

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Can Fin Homes Ltd 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: Karur
Date: 14.10.2026.

For Can Fin Homes Ltd.,

Authorized Officer.

AUTHORISED OFFICER
Can Fin Homes Ltd