



CANBANK FACTORS LTD.

(A Subsidiary of Canara Bank)

Bengaluru Branch, No-67/1, First Floor, Kanakapura Main Road,
Basavanagudi [V V Puram] Bengaluru -560004
Phone: 080-22420245

Email: canfact.blr@canbankfactors.com CIN No:U85110KA1991PLCO11960

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions and as per details below:

SI No.	Parameter	Description
1	Name of E-auction provider	E Procurement Technologies Ltd through website : https://sarfaesi.auctiontiger.net
2	Name & address of Secured Creditor	Canbank Factors Ltd (A Subsidiary of Canara Bank) Coimbatore Branch, No.1604,BMH-Srinivas Near ICICI Bank, Trichy Road, Coimbatore-641018(T.N.) Since 06.08.2025 onwards Coimbatore Branch was merged with Bangalore Branch. Hence Present address as follows : Canbank Factors Ltd (A Subsidiary of Canara Bank) Bangalore Branch,First Floor 67/1,Kanakapura Main Road, Basavangudi Bangalore-560004
3	Name and address of the Client(Borrower/Debtor)	M/s. SRII ANBA GARMENTS PVT LTD Registered Office: M/S. SRII ANBA GARMENTS PVT LTD No-43, Park Road Erode-638003
4	Total Outstanding Liabilities (as on 30.09.2026)	Rs.2,53,66,151/- (This calculation is arrived based on the Preliminary decree in the Civil Suit bearing number OS97/2015, Court of Coimbatore)
5	Last date and time for receipt of Tender along with Bid money	17.11.2026. Before 5.30 pm
6	Address for submission of tender documents in sealed cover	Canbank Factors Ltd (A Subsidiary of Canara Bank) Bangalore Branch, First Floor 67/1, Kanakapura Main Road,

For CANBANK FACTORS LTD

Authorised Signatory



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Basavangudi Bangalore-560004	
7	Date and time for e-auction Date : 20.11.2026 Time : 11.00 am to 01:00pm (with unlimited extension of 5mins)
8	Website address for e auction https://sarfaesi.auctiontiger.net
9	Details of the property to be e-auctioned. Full details of the property to be given here as per our valuation and LSR . *E auction of the property will be conducted on as is where is basis without recourse condition to Secured Creditor. Bidders are free to conduct their own due diligence before submission of bid. The original title deeds and other title documents pertaining to the Schedule Property have been deposited before the Court in connection with Civil Suit No. 97/2015. In the said suit, a decree dated 23.03.2026 has been passed in favour of M/s Canbank Factors Ltd. Accordingly, prospective bidders are advised to conduct their own independent due diligence and satisfy themselves regarding the title to the Schedule Property, the effect of the aforesaid decree, the availability of the original title documents, and any encumbrances, claims, or pending litigation affecting the property before Tirupur Registration Distirct, Sulur Sub-Registration District, Palladam Taluk, Sulur Panchayat Union, Near Karavazhi Madhappur Village, S.F.No. 69 acres 9.50 @ Rs.16.06, with present subdivision S.F.No. 69/10,11 in this, land measuring :- North to S.F.No. 68 Natham South to Northern side land East to S.F.No.69/5 West to Schedule - ' A ' (part) house In this, East - West 90 feet on both sides, North - South 26 feet on both sides, thus a total extent of 2340 Sq.ft. of land., In the same village, northern side to the above lands, Lands measuring Northern side East - West 117 ft, Southern side East - West 118 ft, Eastern side North - South 42 ft, Western side North - South 34 ft, a total extent of 4465 Sq.ft. of land., Thus, two items of lands being total extent of 6805 Sq.ft. of land. AND In the same village, Natham S.F.No.68, Thottipalayam Village, (New Natham survey No.306/92). North to Palani Gounder House, South to S.F.No. 69/10,11 East to Marappa Gounder House West to North - South pathway In this, East - West 44 ft on both sides, Eastern side North - South 33 ft, Western side North - South 25 ft, an extent of 1276 Sq.ft. of land along with regular pathway rights and all easements and rights etc., with all buildings in it with all its amenities ; and In the same village, west to the above 1276 Sq. Ft. land and the property described in item II of schedule - ' A ' in the partition deed No. 11991/2006, a piece of land measuring 1849 Sq. Ft. along with 1100 Sq.ft and regular pathway rights and all easements and rights etc., (Detailed Description as in Document No. 11991/

For CANBANK FACTORS LTD
S. [Signature]
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	participating in the auction.	2006) As on date nature of property is vacant site.
10	Reserved Price	Rs.59,13,000/- (RUPEES FIFTY NINE LAKHS THIRTEEN THOUSAND ONLY)
11	EMD	Rs.5,91,300/- (RUPEES FIVE LAKHS NINETY ONE THOUSAND THREE HUNDRED ONLY)
12	Last Date of Deposit EMD	16.11.2026 (30 days from date of publication of Notice in Newspaper) before 5.30 pm along with Tender

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

1. The property will be sold in "as is where is and as is what is" basis including encumbrances/ litigation, if any which is beyond the knowledge of the Creditors of now.

2. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontiger.net>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

3. The property can be inspected, with Prior Appointment with Authorized Officer, on **31.10.2026 and 02.11.2026** during office hours (between 10.30 a.m. to 5.00 p.m.)

4. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. **It is mandatory that there should be minimum one incremental bid for confirmation of successful sale. Auction sale shall not be confirmed without an incremental bid.**

5. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canbank Factors Limited Bengaluru Branch, Bengaluru OR shall be deposited through RTGS/NEFT/Fund Transfer to Bank account of Canbank Factors Limited, Canara Bank, Madhavanagar Branch Bengaluru, A/c No. 0788256010527 IFSC Code: CNRB0000788 on or before 17.11.2026 before 5.30 pm.

6. For e-Auction process detail please contact the service provider as below. Prospective bidder may avail online training on E- auction from the service provider

Company Name	M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger)
Address	Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India).
Contact Person	Ram Sharma

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Mobile Number	8000023297
Support Help Desk Number	9265562818/9265562821
E-Mail	support@auctiontiger.net & ramprasad@auctiontiger.net
E-Auction Website	https://sarfaesi.auctiontiger.net

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)

7. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.11.2026** before 5.30 PM, to Canbank Factors limited, Bengaluru Branch, Bengaluru, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No.

ii) Photocopies of PAN Card and ADHAAR CARD. However, successful bidder would have to produce these documents in original to the Canbank Factors Limited Bengaluru at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address and valid E Mail Id.

iv) Bidder's A/c details, Bank name, Branch Name and IFSC code for online refund of EMD in case required.

v) The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> and get their User ID and password free of cost.

8. EMD deposited by the unsuccessful bidder shall be refunded to them within 3 working days of finalization of sale. The EMD shall not carry any interest.

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

10. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

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

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

13. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Canbank Factors Ltd, Bengaluru Branch who as a facilitating centre shall make necessary arrangements.

For further details contact Canbank Factors Ltd (A Subsidiary of Canara Bank)
Bengaluru Branch, Canbank Factors Ltd
(A Subsidiary of Canara Bank)
Bangalore Branch, First Floor
67/1, Kanakapura Main Road,
Basavangudi
Bangalore-560004
Contact Details: **Authorized Officer - Mr. S Pappusamy- 9043567053/
9087034427.**

**Additional contact Person - (1) Mr. Chandan Kumar- 7829293939,
(2) Mr. Vishnu Vijayan-7587525814**

E-mail id - canfact.blr@canbankfactors.com OR the service provider:

Also visit our website at www.canbankfactors.com or service provider at
<https://sarfaesi.auctiontiger.net>,

Disclaimer/Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canbank Factors Limited 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.

E auction has been carried out by Canbank Factors limited through its service provider as per Section 13(4) SARFAESI act 2002. Property will be sold as is, where is and what is basis without recourse to Creditor for any dispute, litigation if any. Bidders are free to verify every required details pertaining to the property before participating in e auction.

Place: Bengaluru
DATE: 13.10.2026

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AUTHORISED OFFICER
Authorised Signatory

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