



ARM BRANCH MADURAI
COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU SN 62 HARSHITHA 2026-2027 GG

Date: 22/04/2026

To

1. **M/s Harshitha Hospitals Pvt Ltd**
RS 128/1A, B, C & 129/3B,
Aruppukottai main road,
Avaniyapuram,
Madurai 625 012.
2. **Mr C N Ilankumaran (Managing Director & Guarantor)**
RS 128/1A, B, C & 129/3B,
Aruppukottai main road,
Avaniyapuram,
Madurai 625 012.
3. **Mr Raja Chidambaram (Director & Guarantor)**
128 1A Ayanpapakudi village,
Aruppukottai main road,
Madurai 625 012.
4. **Dr C Nataraja Perumal (Director & Guarantor)**
S/o Mr P K C A Chidamara Nadar,
Door No 306 A, Peraiyur road,
Usilampatti Town,
Madurai Dt.

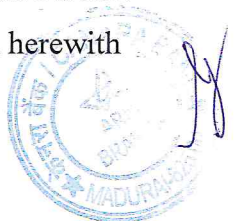
Dear Sir / Madam,

Sub: Notice under Section 13(4) of the Securitization 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 Branch, Madurai** have taken constructive 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 **Canara Bank, ARM Branch, Madurai**.

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 there under, 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,

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer

ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Authorised Officer,

Canara Bank

ENCLOSURE – SALE NOTICE



ARM BRANCH MADURAI
SALE NOTICE

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 Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Constructive possession** of which has been taken by the Authorised Officer of ARM Madurai Branch Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **30/05/2026** for recovery of **Rs.27,82,80,943.40 (Rupees Twenty seven crore eighty two lakh eighty thousand nine hundred forty three and paise forty only)** as on **22/04/2026** with further interest from **23/04/2026** + cost due to the ARM Branch, Madurai of Canara Bank from **M/s Harshitha Hospitals Pvt Ltd**, represented by its **Managing Director Dr. C N Ilankumaran (and Guarantor)** and **Directors Dr. Raja Chidambaram & Dr. C Nataraja Perumal (and Guarantors)**.

The reserve price for **Property No. 1** will be **Rs. 3,36,00,000/- (Rupees Three crore thirty six lakh only)**.

The earnest money deposit for **Property No. 1** will be **Rs. 33,60,000/- (Rupees Thirty three lakh sixty thousand only)**.

The reserve price for **Property No. 2** will be **Rs. 58,00,000/- (Rupees Fifty eight lakh only)**.

The earnest money deposit for **Property No. 2** will be **Rs. 5,80,000/- (Rupees Five lakh eighty thousand only)**.

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 29/05/2026**.

Details and full description of the Immovable Property (ies):

Property No. 1:

Cersai Security Interest ID: 400011802677

EMT of residential cum commercial land and building bearing Door No 306A, Peraiyur road, Usilampatti Taluk, Madurai District. Total extent of 4747.76 sqft or 10.90 cents, the description of property as mentioned below.

Item. No.	Survey No	Extent of area	Boundaries
1.	R.S. No 239/9 Door No 306-A	2 cents Measuring	North – Property belongs to Ayyavu Thevar East – Peraiyur road



	(New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	East -West on both side 54 ½ ft North – South on both side 16 ft	South – 10 ft wide pathway West – 2 nd item of the property
2	R.S. No 239/9 Door No 306-A (New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	3 cents or 1313 ½ sqft Measuring East-west on both side 35 3/8ft North-south on both side 37ft	North – Rathinasamy nadar lane pathway East – 1 st item of the property South – East West pathway West – property belongs to Palanichamy & other
3	R.S. No 239/9 Door No 306-A (New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	110 ½ sqft or ¼ cents Measuring East-west – North side 5ft, South side 8ft North-south – east side 17 ½ft, west side 16 ¾ft	North – property belongs to Ayyavu East – Periyur road South – North south road West – 4 th item of the property
4	R.S. No 239/9 Door No 306-A (New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	61.31 sqft or 1/8 cents Measuring East-West on both sides 54 ½ft North-south – east side ¾ft, West – 1 ¼ft	North – property belongs to Nataraja Perumal East – 3 rd item of the property South – East west pathway West – 5 th item of the property
5	R.S. No 239/9 Door No 306-A (New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	88 ¾ sqft or 5/8 cents Measuring East-west on both side 35 ½ft North-south on both side – 2 ½feet	North – property belongs to Nataraja Perumal East – property belongs to Nataraja Perumal South – East west pathway West – property belongs to palanichamy & others



6	R.S. No 239/8A Door No 306-A (New R.S.No 239/8A1B) Ward No. 10 at Peraiyur Road.	429.19 sqft Measuring East-west on both side 54 ½ft North-south – east side 8½ft, West side 7 ¼ft	North – property belongs to Ravindran East – property belongs Nataraja perumal South – 7 th item of the property West – property belongs to palanichamy & others
7	R.S. No 239/9 Door No 306-A (New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	1750.81 sqft Measuring East-west on both side 54 ½ft North-south – East side 31 ½ft, west side 32 ¾ft	North – 6 th item of the property East – 8 th item of the property & drainage canal South – 10 ft wide pathway West – property belongs to palanichamy & others
8	R.S. No 239/9 Door No 306-A (New R.S.No 239/9A2) Ward No. 10 at Peraiyur Road.	122 ½ sqft (undivided ½ share of common interest over this property) Measuring East – west on both side 98ft North-south – 1 ¼ft	North – property belongs to Nataraja perumal East – Peraiyur road South – 10 ft wide pathway West – 7 th item of the property

The property is in the Name of Dr. C. Nataraja Perumal.

Property No.: 2

Cersai Security Interest ID: 400017076353

Tenkasi Registration District, Ayiraperi village, the following lands viz.,

<i>Sno</i>	<i>Survey No</i>	<i>Extent</i>
1.	277/1B5	Middle 1 Acre and 91 Cents
2.	278/2	Middle 2 Acres and 63 Cents, out of 6 Acres and 55 Cents, out of 20 Acres and 10 Cents

And some other lands clubbed together and divided them into house plots, under the name and style of M/s. "POTHIGAI ENCLAVE". In that the following plots viz.,



Item. No.	Survey No/ Plot No	Extent of area	Boundaries
1.	Sale Deed 166/2017 SF No. 277/1B-5 Plot No 104	2100 Sq ft Measuring: East West, On the Northern Side 60 feet East West, On the Southern Side 60 feet North South, On the Western Side 35 Feet North South, On the Eastern Side 35 Feet	<i>North – 30 feet wide east-west road East – Plot No 130 South – Plot Nos 106 and 129 West – Plot No 105</i>
2	Sale Deed 167/2017 SF No. 277/1B-5 and 278/2 Plot No 130	2100 Sq ft East West, On the Northern Side 60 feet East West, On the Southern Side 60 feet North South, On the Western Side 35 Feet North South, On the Eastern Side 35 Feet	<i>North – 30 feet wide east-west road East – 30 feet wide north-south road South – Plot No 129 West – Plot No 104</i>
3	Sale Deed 168/2017 SF No. 277/1B-5 Plot No 105	2400 Sq ft East West, On the Northern Side 60 feet East West, On the Southern Side 60 feet North South, On the Western Side 40 Feet North South, On the Eastern Side 40 Feet	<i>North – 30 feet wide east-west road East – Plot No 104 South – Plot No 106 West – 40 feet wide north-south road</i>

The property is in the Name of Dr. C.N. Ilankumaran.

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) or may contact Chief Manager, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452-2335348 Cell No.94890 46509 during office hours on any working day).

कृते कनरा बँक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Authorised Officer

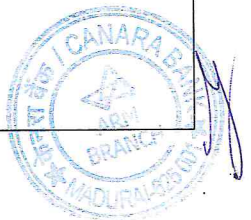
Canara Bank

Date : 22/04/2026

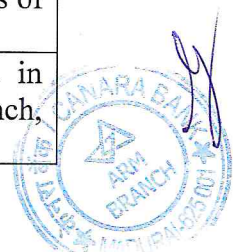
Place : Madurai

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22/04/2026

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, First Floor, East Veli Street, Madurai - 625 001.
2	Name and Address of the Borrower (s)/ Guarantor(s)	1.M/s Harshitha Hospitals Pvt Ltd RS 128/1A, B, C & 129/3B, Aruppukottai main road, Avaniyapuram, Madurai 625 012. 2.Mr C N Ilankumaran (Managing Director & Guarantor) RS 128/1A, B, C & 129/3B, Aruppukottai main road, Avaniyapuram, Madurai 625 012. 3.Mr Raja Chidambaram (Director & Guarantor) 128 1A Ayanapakudi village, Aruppukottai main road, Madurai 625 012. 4.Dr C Nataraja Perumal (Director & Guarantor) S/o Mr P K C A Chidamara Nadar, Door No 306 A, Peraiyur road, Usilampatti Town, Madurai Dt.
3	Total liabilities as on 22/04/2026	Rs.27,82,80,943.40 (Rupees Twenty seven crore eighty two lakh eighty thousand nine hundred and forty three and paise forty only) as on 22/04/2026 with further interest from 23/04/2026 + cost
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : <u>support.BAANKNET@psballiance.com</u>
c)	Date & Time of Auction :	30/05/2026 12.00 p.m. to 01.00 p.m.
d)	Portal of E-Auction :	<u>https://baanknet.com/</u>
5a)	Reserve Price	The reserve price for Property No. 1 will be Rs. 3,36,00,000/- (Rupees Three crore thirty six lakh only).
b)	EMD & last date of deposit of EMD:	The reserve price for Property No. 2 will be Rs. 58,00,000/- (Rupees Fifty eight lakh only). The earnest money deposit for Property No. 1 will be Rs. 33,60,000/- (Rupees Thirty three lakh sixty thousand only). The earnest money deposit for Property No. 2 will be Rs. 5,80,000/- (Rupees Five lakh eighty thousand only). The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 29/05/2026.



6	Other terms and conditions :
a)	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.
b)	The property can be inspected, with prior appointment of Authorised Officer, ARM Branch, Madurai.
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 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 4.00 p.m. of 29/05/2026
e)	After payment of the EMD amount through M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan, the intending bidders should submit a copy of the following documents/details on or before 4.30 p.m. of 29/05/2026 to Canara Bank, ARM Branch, Madurai by hand or by email. 1. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. 2. Bidders Name, Contact No., Address, E Mail Id.
f)	The intending bidders should register their names at portal https://baanknet.com and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider. M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : : support.BAANKNET@psballiance.com/
g)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
h)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 2,50,000/- (Rupees Two lakh fifty thousand only) for Property No. 1 and 2 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.
i)	The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately or on the next working day 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/her shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
j)	For sale proceeds of Rs. 50.00 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.
k)	All charges for conveyance, stamp duty/GST, registration charges, etc., as applicable shall be borne by the successful bidder only.
l)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction at any time without assigning any reason thereof.
m)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Canara Bank, ARM Branch, Madurai who as a facilitating centre, shall make necessary arrangements.



n)	For further details contact Authorised Officer, Canara Bank, ARM Branch, Madurai (Ph. No. 0452-2335348, Cell No.94890 46509) E-mail id : cb6291@canarabank.com OR the service provider M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com/
<u>SPECIAL INSTRUCTION/CAUTION</u> 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.	

Date: 22/04/2026

Place : Madurai

कृते कनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Authorised Officer
Canara Bank