

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SN MAHA AGRIIE TECH /FEB/2025/RV

Date: 05-02-2025

COVERING LETTER TO SALE NOTICE

To,

M/s. MAHA AGRIIE TECH

(Represented by its partners Sri. R. Kamaraj, Sri. S. Lakshmanaperumal & Sri. T. Rajavel)

R/o. 4B, Royal Garden, Kallankuthu,
Ariyamangalam, Trichy - 620010

Sri. R. KAMARAJ

S/o. Sri. Ramachandran
R/o. 176, 5th Street, Rajappan Nagar West,
Ariyamangalam, Trichy - 620010

Sri. LAKSHMANAPERUMAL

S/o. Sri. Shanmugaraj
25A, Kumarapuram Village,
Guruvarpatty, Vilathikulam Tk,
Tuticorin District - 628904

Sri. T RAJAVEL

S/o. Sri. Tangavel Udayar
R/o. Perali North Villae,
Perali, Kunnam Tk, Perambalur District - 636251

Sri. RAKKAPPAN C (Guarantor)

S/o. Sri. A L Chidambaram
R/o. No. 44, East Car Street, No B2, Rasi Flats,
Chidambaram Town and Taluk,
Cuddalore District - 608001

Sri. THANAGAVEL UDAYAR (Guarantor)

S/o. Sri. Arumugam Udayar
R/o. Perali North Villae,
Perali, Kunnam Tk, Perambalur District - 636251

Smt. SAMPOORNAM AMMAL (Guarantor)

W/o. Sri. Thanagavel Udayar
Perali North Villae, Perali, Kunnam Tk,
Perambalur District - 636251

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.

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As you are aware, the Authorised Officer of Canara Bank 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 them and 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 there under, 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**

Enclosures : Sale Notice

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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SALE NOTICE

(Auction Sale Notice for Sale of Immovable Properties)

E-Auction Sale Notice for Sale of Immovable Assets 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 property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of ARM Branch, Trichy of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **25-02-2025** for recovery of **Rs. 7,84,86,412/-** (Rupees Seven crores Eighty Four Lakhs Eighty Six Thousand Four Hundred and Twelve Only) due as on 31-01-2025 with further interest and cost thereon from 01-02-2025 to the ARM Branch Trichy of Canara Bank from borrower **M/s. MAHA AGRIIE TECH** Represented by its partners Sri. R. Kamaraj, Sri. S. Lakshmanaperumal & Sri. T. Rajavel

The reserve price for:

Property	Reserve Price	EMD Amount
Property No. 1	Rs. 56,74,000/- (Rupees Fifty Six Lakhs Seventy Four Thousand Only)	Rs. 5,67,400/- (Rupees Five Lakhs Sixty Seven Thousand Four Hundred Only)
Property No. 2	Rs. 70,12,000/- (Rupees Seventy Lakhs Twelve Thousand Only)	Rs. 7,01,200/- (Rupees Seven Lakhs One Thousand Two Hundred Only)
Property No. 3	Rs. 59,74,000/- (Rupees Fifty Nine Lakhs Seventy Four Thousand Only)	Rs. 5,97,400/- (Rupees Five Lakhs Ninety Seven Thousand Four Hundred Only)
Property No. 4	Rs. 34,45,000/- (Rupees Thirty Four Lakhs Forty Five Thousand Only)	Rs. 3,44,500/- (Rupees Three Lakhs Forty Four Thousand Five Hundred Only)

The Earnest Money Deposit shall be deposited on or before **24-02-2025** till 4 pm

Details and full description of the property:

PROPERTY No. 1

The land measuring an extent of Hec 0.12.5 = Ac 0.31 Cents comprised in S.F. No.172/24

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Thereafter sub divided as

Item No. 1 measuring Hec 0.09.48 comprised in New SF no. 172/24A

Item No. 2 measuring Hec 0.00.87 comprised in New SF no. 172/24C

Item No. 3 measuring Hec 0.02.15 Classified as Natham comprised in Natham SF no. 172/24B,

Together with the terraced House thereon bearing Door No. 1/316, Nadu Street, Perali North village, Kunnam Taluk, Perambalur Sub-Registration District, Ariyalur Registration District, Perambalur District, standing in the name of Sri. Thangavel Udayar and Smt. Samboornammammal. Mortgaged through MODTD No. 6589/2015 dated 17/12/2015. Situated within the following four Boundaries:

North by the lands in SF No. 172/23C1 and 172/23C2

South by the land in SF No. 169/10

East by the land in SF No. 172/24C and street

West by the land in SF No. 172/24A

Situated within the limits of Perali Village Panchayat.

The Land Comprised in Old SF No: 172/23, measuring Ac. 0.34 Cents out of this on the western side an extent of Ac.0.12 cents = Hec 0.05.0 after subdivision comprised in New SF No. 172/23A, situated within the limits of Perali Village Panchayat, Kunnam Taluk, Perambalur Sub-Registration District, Ariyalur Registration District, Perambalur District.

PROPERTY No. 2

In Chidambaram Road, Chidambaram Sub Road, Chidambaram Taluk, in C. Kothangudi Village, in RS No. 69 - 0.38 Acres in Eastern Side Easter Side 0.18 Acres - Western Side 0.07 ½ Acres (7½ Cents) 3270 Sqft out of which **2502.95** Sqft of land as under:

Item No. 1 - Residential Building Constructed Thereon - 1622.76 Sqft (UDS)

Item No. 2 - Commercial Complex - 669 Sqft (UDS) Vacant Site

Item No. 3 - Land for Common Pathway - 211.19 Sqft (UDS) Vacant Site.

Total Item No. 1 to 3 is 2502.95 Sqft (UDS)

Residential Building standing in the name of Sri. C RAKKAPPAN. Mortgaged through MODTD No. 3414/2016 dated 19/09/2016.

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ITEM NO. 1.

Boundaries for Item No. 1

North of Natarajapuram Road and Item No. 2 as maintained below

South of Kansagip Vaikkal

West of S.B. Kalyanaraman Property

East Narayanaswamy lands within which building were constructed as under

Ground Floor (GF-2) - 379.21 (UDS) - Built up area 830.26 Sqft

First Floor (FF-2) - 453.24 (UDS) Built up area 992.37 Sqft

Second Floor (Flat No. SF No. 1) - 392.72 (UDS) Built up area 859.83 Sqft

Second Floor (Flat No. SF No. 2) - 397.59 (UDS) - Built up area 870.51 Sqft

Total Area - 1622.76

Total Built up area - 3552.97 Sqft.

ITEM NO. 2.

In Chidambaram Road, Chidambaram Sub Road, Chidambaram Taluk, in C. Kothangudi Village, in RS No. 69 - 0.38 Acres in Eastern Side Easter Side 0.18 Acres - Western Side 0.07 ½ Acres (7½ Cents) 669 Sqft UDS Vacant Site:

Boundaries for Item No. 2

North of Natarajapuram Road

South of Murgan and D. Geethas House site

West of S.B. Kalyanaraman Property and Item No. 3

East Narayanaswamy lands within which 3 shops construed in Ground Floor (561.39 Sqft) 3 Shops construed in First Floor (880.19 Sqft) and 3 rooms construed in Second Floor (880.19 Sqft)

ITEM NO. 3

In Chidambaram Road, Chidambaram Sub Road, Chidambaram Taluk, in C. Kothangudi Village, in RS No. 69 - 0.38 Acres in Eastern Side Easter Side 0.18 Acres - Western Side 0.07 ½ Acres (7½ Cents) Southern side Western 211.19 Sqft (UDS) Vacant Site.

Boundaries for Item No. 3

North of Natarajapuram Road

West of S.B. Kalyanaraman Houses and East of Item No. 2 and South of Item No. 1,

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Murugan and D. Geetha House site within which north south 22 $\frac{3}{4}$ feet, East West 9 $\frac{1}{4}$ feet, total extent 211.19 Sqft Vacant Site.

PROPERTY No. 3

Vacant site situated in Chidambaram Road, Chidambaram Sub Registry, Chidambaram Taluk, Saliyanthope village, Abirami Avenue formed in **R.S No. 25/2, 25/3, 26/2 part, 26/3 Part and 26/6 Part, Plot No. 91** extent of 5103 Sqft Vacant manai.

North of Plots No 83 to 88 and 90
East of existing village Salai
South of R.S. No. 25/1B and
West of R.S.No. 26

Property within the limit of Kumaratchi Panchayat Union.

In Chidambaram Road, Chidambaram Sub Registry, Chidambaram Taluk, Saliyanthope village Nanjai in **RS No. 25/1 Ac. 0.27 (27 Cents)**.

Boundaries

North, West and South of Selvam Chettiar Land and East of Road leading to Koothan Koil Village. Now as per Sub-Division RS No. 25/1A, 1B property is within the limit of Kumaratchi Panchayat Union.

Standing in the name of **Sri. C RAKKAPPAN**. Mortgaged through MODTD No. 3414/2016 dated 19/09/2016

PROPERTY No. 4

Residential house situated in SF No. 535/3 with an extent of 0.11.5 Hecs or 28 Cents in Patta no. 3123 in keezhathur village, Alangudi SRO & Pudukottai District. Standing in the name of **Sri. R KAMARAJ**. Mortgaged through MODTD No. 431/2017 dated 15/03/2017. Bounded by

North of Punja Land of Thangaraj
South of East - West Road
East of the House site of Manicam
West of North - South Road

Date: 05-02-2025
Place: Trichy

AUTHORISED OFFICER
CANARA BANK

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05-02-2025

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 st floor, Regional Office Building, Muthaiyah towers, Williams road, Cantonment Trichy - 620001.
2	Name and Address of the Borrower	M/s. MAHA AGRIIE TECH Represented by its partners Sri. R. Kamaraj, Sri. S. Lakshmanaperumal & Sri. T. Rajavel, R/o. 4B, Royal Garden, Kallankuthu, Ariyamangalam, Trichy - 620010 Sri. R. KAMARAJ S/o. Sri. Ramachandran R/o. 176, 5th Street, Rajappan Nagar West, Ariyamangalam, Trichy - 620010 Sri. LAKSHMANAPERUMAL S/o. Sri. Shanmugaraj 25A, Kumarapuram Village, Guruvarpatty, Vilathikulam Tk, Tuticorin District - 628904 Sri. T RAJAVEL S/o. Sri. Tangavel Udayar R/o. Perali North Villae, Perali, Kunnam Tk, Perambalur District - 636251 Sri. RAKKAPPAN C (Guarantor) S/o. Sri. A L Chidambaram R/o. No. 44, East Car Street, No B2, Rasi Flats, Chidambaram Town and Taluk, Cuddalore District - 608001 Sri. THANAGAVEL UDAYAR (Guarantor) S/o. Sri. Arumugam Udayar R/o. Perali North Villae, Perali, Kunnam Tk, Perambalur District - 636251 Smt. SAMPOORNAM AMMAL (Guarantor) W/o. Sri. Thanagavel Udayar

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		Perali North Villae, Perali, Kunnam Tk, Perambalur District - 636251
3	Total liabilities as on 31-01-2025	Rs.7,84,86,412/- (Rupees Seven Crores Eighty Four Lakhs Eighty Six Thousand Four Hundred and Twelve Only) due as on 31-01-2025 with further interest and cost thereon from 01-02-2025+ Cost & expenses
4 a	Mode of Auction : Details of Auction	E- Auction
b	service provider :	M/s PSB Alliance (Baanknet) Helpdesk Number: 8291220220 Email: support.baanknet@psballiance.com
c	Date & Time of Auction :	Date : <u>25-02-2025</u> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d	Portal of E- Auction :	https://baanknet.com
5	Details and Description of the Property	<u>PROPERTY No. 1</u> The land measuring an extent of Hec 0.12.5 = Ac 0.31 Cents comprised in S.F. No.172/24 Thereafter sub divided as Item No. 1 measuring Hec 0.09.48 comprised in New SF no. 172/24A Item No. 2 measuring Hec 0.00.87 comprised in New SF no. 172/24C Item No. 3 measuring Hec 0.02.15 Classified as Natham comprised in Natham SF no. 172/24B, Together with the <u>terraced House</u> thereon bearing Door No. 1/316, Nadu Street, Perali North village, Kunnam Taluk, Perambalur Sub-Registration District, Ariyalur Registration District, Perambalur District, standing in the name of Sri. Thangavel Udayar and Smt.

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	Samboornamammal. Mortgaged through MODTD No. 6589/2015 dated 17/12/2015. Situated within the following four Boundaries: North by the lands in SF No. 172/23C1 and 172/23C2 South by the land in SF No. 169/10 East by the land in SF No. 172/24C and street West by the land in SF No. 172/24A Situated within the limits of Perali Village Panchayat. The Land Comprised in Old SF No: 172/23, measuring Ac. 0.34 Cents out of this on the western side an extent of Ac.0.12 cents = Hec 0.05.0 after subdivision comprised in New SF No. 172/23A, situated within the limits of Perali Village Panchayat, Kunnam Taluk, Perambalur Sub-Registration District, Ariyalur Registration District, Perambalur District. <u>PROPERTY No. 2</u> In Chidambaram Road, Chidambaram Sub Road, Chidambaram Taluk, in C. Kothangudi Village, in RS No. 69 - 0.38 Acres in Eastern Side Easter Side 0.18 Acres - Western Side 0.07 ½ Acres (7½ Cents) 3270 Sqft out of which 2502.95 Sqft of land as under: Item No. 1 - Residential Building Constructed Thereon - 1622.76 Sqft (UDS) Item No. 2 - Commercial Complex - 669 Sqft (UDS) Vacant Site Item No. 3 - Land for Common Pathway - 211.19 Sqft (UDS) Vacant Site. Total Item No. 1 to 3 is 2502.95 Sqft (UDS) Residential Building standing in the name of <u>Sri. C RAKKAPPAN</u>. Mortgaged through MODTD No. 3414/2016 dated 19/09/2016. ITEM NO. 1. Boundaries for Item No. 1
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	North of Natarajapuram Road and Item No. 2 as maintained below South of Kansagip Vaikkal West of S.B. Kalyanaraman Proeprty East Narayanaswamy lands within which building were constructed as under Ground Floor (GF-2) - 379.21 (UDS) - Built up area 830.26 Sqft First Floor (FF-2) - 453.24 (UDS) Built up area 992.37 Sqft Second Floor (Flat No. SF No. 1) - 392.72 (UDS) Built up area 859.83 Sqft Second Floor (Flat No. SF No. 2) - 397.59 (UDS) - Built up area 870.51 Sqft Total Area - 1622.76 Total Built up area - 3552.97 Sqft. ITEM NO. 2. In Chidambaram Road, Chidambaram Sub Road, Chidambaram Taluk, in C. Kothangudi Village, in RS No. 69 - 0.38 Acres in Eastern Side Easter Side 0.18 Acres - Western Side 0.07 ½ Acres (7½ Cents) 669 Sqft UDS Vacant Site: Boundaries for Item No. 2 North of Natarajapuram Road South of Murgan and D. Geethas House site West of S.B. Kalyanaraman Property and Item No. 3 East Narayanaswamy lands within which 3 shops construed in Ground Floor (561.39 Sqft) 3 Shops construed in First Floor (880.19 Sqft) and 3 rooms construed in Second Floor (880.19 Sqft) ITEM NO. 3 In Chidambaram Road, Chidambaram Sub Road, Chidambaram Taluk, in C. Kothangudi Village, in RS No. 69 - 0.38 Acres in Eastern Side Easter Side 0.18 Acres - Western Side 0.07 ½ Acres (7½ Cents) Southern side Western 211.19 Sqft (UDS) Vacant Site.
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	Boundaries for Item No. 3 North of Natarajapuram Road West of S.B. Kalyanaraman Houses and East of Item No. 2 and South of Item No. 1, Murugan and D. Geetha House site within which north south 22 ¾ feet, East West 9 ¼ feets, total extent 211.19 Sqft Vacant Site. <u>PROPERTY No. 3</u> Vacant site situated in Chidambaram Road, Chidambaram Sub Registry, Chidambaram Taluk, Saliyanthope village, Abirami Avenue formed in R.S No. 25/2, 25/3, 26/2 part, 26/3 Part and 26/6 Part, Plot No. 91 extent of 5103 Sqft Vacant manai. North of Plots No 83 to 88 and 90 East of existing village Salai South of R.S. No. 25/1B and West of R.S.No. 26 Property within the limit of Kumaratchi Panchayat Union. In Chidambaram Road, Chidambaram Sub Registry, Chidambaram Taluk, Saliyanthope village Nanjai in RS No. 25/1 Ac. 0.27 (27 Cents). Boundaries North, West and South of Selvam Chettiar Land and East of Road leading to Koothan Koil Village. Now as per Sub-Division RS No. 25/1A, 1B property is within the limit of Kumaratchi Panchayat Union. Standing in the name of <u>Sri. C RAKKAPPAN</u>. Mortgaged through MODTD No. 3414/2016 dated 19/09/2016 <u>PROPERTY No. 4</u> <u>Residential house</u> situated in SF No. 535/3 with an extent of 0.11.5 Hecs or 28 Cents in Patta no. 3123 in keezhathur village, Alangudi SRO & Pudukottai District.
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		Standing in the name of <u>Sri. R KAMARAJ</u> . Mortgaged through MODTD No. 431/2017 dated 15/03/2017. Bounded by North of Punja Land of Thangaraj South of East - West Road East of the House site of Manicam West of North - South Road		
6a	Reserve Price	Property	Reserve Price	EMD Amount
		Property No. 1	Rs. 56,74,000/- (Rupees Fifty Six Lakhs Seventy Four Thousand Only)	Rs. 5,67,400/- (Rupees Five Lakhs Sixty Seven Thousand Four Hundred Only)
		Property No. 2	Rs. 70,12,000/- (Rupees Seventy Lakhs Twelve Thousand Only)	Rs. 7,01,200/- (Rupees Seven Lakhs One Thousand Two Hundred Only)
		Property No. 3	Rs. 59,74,000/- (Rupees Fifty Nine Lakhs Seventy Four Thousand Only)	Rs. 5,97,400/- (Rupees five Lakhs Ninety Seven Thousand Four Hundred Only)
		Property No. 4	Rs. 34,45,000/- (Rupees Thirty Four Lakhs Forty Five Thousand Only)	Rs. 3,44,500/- (Rupees Three Lakhs Forty Four Thousand Five Hundred Only)
b)	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before <u>24-02-2025</u> till 4.00 pm.		
7. Other terms and conditions :				
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <u>https://baanknet.com</u> . 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 Branch / Authorised Officer.			
c)	The property will be sold for the price which is more than the Reserve Price			

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	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 24-02-2025 till 4.00 pm.
e)	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 M/s PSB Alliance (Baanknet) ; Helpdesk Number: 8291220220; Email: support.baanknet@psballiance.com
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <u>24-02-2025</u> till 4.00 pm, to Canara Bank, Trichy ARM 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 Bank 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.
g)	The intending bidders should register their names at portal <u>https://baanknet.com</u> 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) ; Helpdesk Number: 8291220220; Email: support.baanknet@psballiance.com
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of <u>Rs. 1,00,000/-</u> . 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.
j)	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.
k)	For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.

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l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	In case, if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not held responsible for such dues.
n)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Trichy ARM Branch who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph. No: 0431-2416067 e-mail id : cb6818@canarabank.com the service provider:M/s.PSBAlliance(Baanknet);8291220220/7046612345/6354910172 /9892219848/8160205051;Email:support.baanknet@psballiance.com;

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: Trichy
Date: 05-02-2025

**AUTHORISED OFFICER
CANARA BANK**