

**ASSET RECOVERY MANAGEMENT BRANCH, TRICHY**

Our Ref: CB ARM: TRY: SN/MAHA SEEDS AND CHEMICALS/MAR/2025/RV Date: 21-03-2025

**COVERING LETTER TO SALE NOTICE**

To,

**M/s. MAHA SEED AND CHEMICALS PRIVATE LIMITED**

No. 1B, Ganapathy Nagar, Main Road, Ariyamangalam, Trichy - 620010

**Sri. R. KAMARAJ (Director Cum Guarantor)**

S/o. Sri. Ramachandran

R/o. 176, 5<sup>th</sup> Street, Rajappan Nagar West,

Ariyamangalam, Trichy - 620010; Mobile - 9488529897

**Sri. LAKSHMANAPERUMAL (Director Cum Guarantor)**

S/o. Sri. Shanmugaraj

R/o. 25A, Kumarapuram Village, Guruvarpatty, Vilathikulam Tk,

Tuticorin District - 628904

**Sri. S. SHANMUGARAJ (Guarantor)**

S/o. Sri. Solaiappa Reddiar,

R/o. No. 25A, Kumarapuram, Guruvarpatti,

Vilathikulam Taluk, Tuticorin District ; Mobile - 9791936519

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**

Our Ref: CB ARM: TRY: SN/MAHA SEEDS AND CHEMICALS/MAR/2025/RV Date: 21-03-2025

**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 **17-04-2025** for recovery of **Rs. 80,77,107/-** (Rupees Eighty Lakhs Seventy Seven Thousand One Hundred and Seven Only) **due as on 28-02-2025** with further interest and cost thereon from 01-03-2025 to the ARM Branch Trichy of Canara Bank from borrower **M/s. MAHA SEED AND CHEMICALS PRIVATE LIMITED** Represented by its Directors Sri. R. Kamaraj, Sri. S. Lakshmanaperumal and Guarantors Sri. R. Kamaraj, Sri. S. Lakshmanaperumal and Sri. S. Shanmugaraj.

The reserve price for:

Property	Reserve Price	EMD Amount
<b>Property No. 1</b>	<b>Rs. 18,00,000/-</b> (Rupees Eighteen Lakhs Only)	<b>Rs. 1,80,000/-</b> (Rupees One Lakh Eighty Thousand Only )
<b>Property No. 2</b>	<b>Rs. 66,35,000/-</b> (Rupees Sixty Six Lakhs Thirty Five Thousand Only)	<b>Rs. 6,63,500/-</b> (Rupees Six Lakhs Sixty Three Thousand Five Hundred Only)

The Earnest Money Deposit shall be deposited on or before **16-04-2025** till 4 pm

**Details and full description of the property:**

**PROPERTY No. 1**

Continuing EMT of old **Residential Building** Comprising 66 Sqmt of land located at New Door No. 4/54 (Old Door No. 4/24), Majra A. Kumarapuram Village, old Natham Survey No. 102/1 as per Natham Nilavari Scheme Patta no. 195 Nataham nilavari Scheme Survey No. 400/3, Guruvarpatti Village panchayt, Vilathikulam Taluk, Tuticorin District.

Bounded:

**ASSET RECOVERY MANAGEMENT BRANCH, TRICHY**

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On North by R. Pethakammal House  
On the South by Perumal Reddiyar Vacant Land  
On the West by North South Street  
On the East by Shnamuga Konar Vacant Land

The property is having ground floor plinth area of 529.68 Sqft, First Floor plinth area of 333.00 Sqft, situated in a land area of 1486.44 Sqft (as per deed), 1287 Sqft as per actual.

The property is standing in the name of **Sri. S. Shanmugaraj** (Father of Director Sir. S. Lakshmanaperumal) MODTD No. 530/2016 dated 21/03/2016

**PROPERTY No. 2**

Schedule as per document : EE.No. 13/11, 2962/10 and 1764/15  
Survey Number : 148B-10B1A, 148B-73 (1 Items)

**Item No. 1.**

Sy No. 148B - 10B Punjai 24 Cents of Land  
Sy No. 148B - 11 Punjai 58 Cents of Land

Total together 82 Cents of land out of which northern western Plot No. 1. As per new Sub Division Patta No. 3260, SF No. 148B-10B1A comprising 0.02.70 Hectares S No. 148B-73 Comprising 0.01.10 Hectares Total together 0.03.80 Hectares out of which 3680 Sqft of land i.e., 341.88 Sq. mtr of land i.e., 8.44 Cents of land.

Bounded:

On North by Tuticorin Ramasamy Mudaliyar Land  
On the South by 25 ¼ Feet West Common Pathway.  
On the West by Road leading to Madurai  
On the East by T. Saraswathi Land

Situated at Athmajothinagar, opposite side to IOC petrol Bunk, Vilathkulam to puthur Road, K. Sundareswarapuram Village & Panchayat, Vilathikulam Taluk, Ward No. 2, Tuticorin District.

**Item No. 2.**

Sy No. 148B - 10B Punjai 24 Cents Land  
Sy No. 148B - 11 Punjai 58 Cents Land  
Sy No. 148B - 2 Punjai 3 Acres 15 Cents of Land  
Sy No. 148B - 1B Punjai 92 Cents of Land

**ASSET RECOVERY MANAGEMENT BRANCH, TRICHY**

Our Ref: CB ARM: TRY: SN/MAHA SEEDS AND CHEMICALS/MAR/2025/RV Date: 21-03-2025

Total together 4 Acres 7 Cents of land out of which western 1 Acre 33 Cents of land all four Survey Numbers totally together 2 Acres 15 Cents out of which 11807 Sqft of land.

Totaling to an extent of 11807 Sqft of land out of which 1/20<sup>th</sup> Share common pathway right therein to an extent of 591 Sqft of land i.e, 54.91 Sq mtr of land.

Situated at Athmajothinagar, opposite side to IOC petrol Bunk, Vilathkulam to puthur Road, K. Sundareswarapuram Village & Panchayat, Vilathikulam Taluk, Ward No. 2, Tuticorin District.

The property is standing in the name of **Sri. S. Shanmugaraj** (Father of Director Sir. S. Lakshmanaperumal) MODTD No. 530/2016 dated 21/03/2016

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **Authorised Officer, Canara bank, ARM Branch** (Ph. No. 0431-2416067/ 9489045912), Trichy during office hours on any working day.

**Date: 21-03-2025**

**Place: Trichy**

**AUTHORISED OFFICER**

**CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21-03-2025**

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 <sup>st</sup> floor, Regional Office Building, Muthaiyah towers, Williams road, Cantonment Trichy - 620001.
2	Name and Address of the Borrower	<b>M/s. MAHA SEED AND CHEMICALS PRIVATE LIMITED</b> No. 1B, Ganapathy Nagar, Main Road, Ariyamangalam, Trichy - 620010  <b>Sri. R. KAMARAJ (Director Cum Guarantor)</b> S/o. Sri. Ramachandran R/o. 176, 5 <sup>th</sup> Street, Rajappan Nagar West, Ariyamangalam, Trichy - 620010; Mobile - 9488529897  <b>Sri. LAKSHMANAPERUMAL (Director Cum Guarantor)</b> S/o. Sri. Shanmugaraj

**ASSET RECOVERY MANAGEMENT BRANCH, TRICHY**

Our Ref: CB ARM: TRY: SN/MAHA SEEDS AND CHEMICALS/MAR/2025/RV Date: 21-03-2025

		<p>R/o. 25A, Kumarapuram Village, Guruvarpatty, Vilathikulam Tk, Tuticorin District - 628904</p> <p><b>Sri. S. SHANMUGARAJ (Guarantor)</b> S/o. Sri. Solaiappa Reddiar, R/o. No. 25A, Kumarapuram, Guruvarpatti, Vilathikulam Taluk, Tuticorin District ; Mobile - 9791936519</p>
3	Total liabilities as on 28-02-2025	<b>Rs. 80,77,107/-</b> (Rupees Eighty Lakhs Seventy Seven Thousand One Hundred and Seven Only) due as on 28-02-2025 with further interest and cost thereon from 01-03-2025 + Cost & expenses
4	Mode of Auction :	<p><b>E- Auction</b></p> <p><b>M/s PSB Alliance (Baanknet)</b> <b>Helpdesk Number: 8291220220</b> <b>Email: support.baanknet@psballiance.com</b></p> <p><b>Date : <u>17-04-2025</u></b> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)</p> <p><b><a href="https://baanknet.com">https://baanknet.com</a></b></p>
a	Details of Auction	
b	service provider :	
c	Date & Time of Auction :	
d	Portal of E-Auction :	
5	Details and Description of the Property	<p><b><u>PROPERTY No. 1</u></b></p> <p>Continuing EMT of old <b><u>Residential Building</u></b> Comprising 66 Sqmt of land located at New Door No. 4/54 (Old Door No. 4/24), Majra A. Kumarapuram Village, old Natham Survey No. 102/1 as per Natham Nilavari Scheme Patta no. 195 Nataham nilavari Scheme Survey No. 400/3, Guruvarpatti Village panchayt, Vilathikulam Taluk, Tuticorin District.</p> <p><b>Bounded:</b></p> <p>On North by R. Pethakammal House On the South by Perumal Reddiyar Vacant Land On the West by North South Street</p>

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	<p>On the East by Shnamuga Konar Vacant Land</p> <p>The property is having ground floor plinth area of 529.68 Sqft, First Floor plinth area of 333.00 Sqft, situated in a land area of 1486.44 Sqft (as per deed), 1287 Sqft as per actual.</p> <p>The property is standing in the name of <b>Sri. S. Shanmugaraj</b> (Father of Director Sir. S. Lakshmanaperumal) MODTD No. 530/2016 dated 21/03/2016</p> <p><b><u>PROPERTY No. 2</u></b></p> <p><b>Schedule as per document: EE. No. 13/11, 2962/10 and 1764/15</b></p> <p><b>Survey Number : 148B-10B1A, 148B-73 (1 Items)</b></p> <p><b><u>Item No. 1.</u></b></p> <p>Sy No. 148B - 10B Punjai 24 Cents of Land Sy No. 148B - 11 Punjai 58 Cents of Land</p> <p>Total together 82 Cents of land out of which northern western Plot No. 1. As per new Sub Division Patta No. 3260, SF No. 148B-10B1A comprising 0.02.70 Hectares S No. 148B-73 Comprising 0.01.10 Hectares Total together 0.03.80 Hectares out of which 3680 Sqft of land i.e., 341.88 Sq. mtr of land i.e., 8.44 Cents of land.</p> <p><b>Bounded:</b></p> <p>On North by Tuticorin Ramasamy Mudaliyar Land On the South by 25 ¼ Feet West Common Pathway. On the West by Road leading to Madurai On the East by T. Saraswathi Land</p> <p>Situated at Athmajothinagar, opposite side to IOC petrol Bunk, Vilathkulam to puthur Road, K. Sundareswarapuram Village &amp; Panchayat, Vilathikulam Taluk, Ward No. 2, Tuticorin District.</p>
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		<p><b><u>Item No. 2.</u></b></p> <p>Sy No. 148B - 10B Punjai 24 Cents Land Sy No. 148B - 11 Punjai 58 Cents Land Sy No. 148B - 2 Punjai 3 Acres 15 Cents of Land Sy No. 148B - 1B Punjai 92 Cents of Land</p> <p>Total together 4 Acres 7 Cents of land out of which western 1 Acre 33 Cents of land all four Survey Numbers totally together 2 Acres 15 Cents out of which 11807 Sqft of land.</p> <p>Totaling to an extent of 11807 Sqft of land out of which 1/20<sup>th</sup> Share common pathway right therein to an extent of 591 Sqft of land i.e, 54.91 Sq mtr of land.</p> <p>Situated at Athmajothinagar, opposite side to IOC petrol Bunk, Vilathkulam to puthur Road, K. Sundareswarapuram Village &amp; Panchayat, Vilathikulam Taluk, Ward No. 2, Tuticorin District.</p> <p>The property is standing in the name of <b>Sri. S. Shanmugaraj</b> (Father of Director Sir. S. Lakshmanaperumal) MODTD No. 530/2016 dated 21/03/2016</p>											
6a	Reserve Price	<table><tr><th>Property</th><th>Reserve Price</th><th>EMD Amount</th></tr><tr><td>Property No. 1</td><td>Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)</td><td>Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only )</td></tr><tr><td>Property No. 2</td><td>Rs. 66,35,000/- (Rupees Sixty Six Lakhs Thirty Five Thousand Only)</td><td>Rs. 6,63,500/- (Rupees Six Lakhs Sixty Three Thousand Five Hundred Only)</td></tr></table>	Property	Reserve Price	EMD Amount	Property No. 1	Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only )	Property No. 2	Rs. 66,35,000/- (Rupees Sixty Six Lakhs Thirty Five Thousand Only)	Rs. 6,63,500/- (Rupees Six Lakhs Sixty Three Thousand Five Hundred Only)		
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Property No. 2	Rs. 66,35,000/- (Rupees Sixty Six Lakhs Thirty Five Thousand Only)	Rs. 6,63,500/- (Rupees Six Lakhs Sixty Three Thousand Five Hundred Only)											
b)	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before <b><u>16-04-2025</u></b> till 4.00 pm.											
7.	<b>Other terms and conditions :</b>												
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <b><u>https://baanknet.com</u></b> . Bidders are advised to go through the												



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	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 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 <b>16-04-2025 till 4.00 pm.</b>
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 <b>M/s PSB Alliance (Baanknet) ; Helpdesk Number: 8291220220; Email: support.baanknet@psballiance.com</b>
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b>16-04-2025 till 4.00 pm</b> , to Canara Bank, <b>Trichy ARM branch</b> 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 <b><a href="https://baanknet.com">https://baanknet.com</a></b> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider <b>M/s PSB Alliance (Baanknet) ; Helpdesk Number: 8291220220; Email: support.baanknet@psballiance.com</b>
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 multiples of <b>Rs. 1,00,000/-</b> . 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.



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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.
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. PSB Alliance (Baanknet); 8291220220/7046612345/6354910172 /9892219848/8160205051; Email: support.baanknet@psballiance.com;
<p><b><u>SPECIAL INSTRUCTION/CAUTION:</u></b></p> <p>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.</p>	

Place: Trichy  
Date: 21-03-2025

**AUTHORISED OFFICER  
CANARA BANK**