



ARM BRANCH MADURAI
COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU SN 1421 CHITHRA AGENCIES 2025-2026 GG

Date: 20/03/2026

To

1. **M/s Chithra Agencies Private Limited**
Plot No 58 New Natham Road, Bhagyalakshmi Nagar,
Thiruppalai Madurai, Pin – 625014.
2. **Mr. Sriram Gunasekaran (Managing Director & Guarantor),**
S/o Gunasekaran, 1/733 Vishwa Shanthi Nagar Main Road,
Thabal Thandi Nagar, Anaiyur, Madurai, Pin – 625017.
3. **Mrs. Chithra Gunasekaran (Director & Guarantor),**
W/o Gunasekaran, 1/733 Vishwa Shanthi Nagar Main Road,
Thabal Thandi Nagar, Anaiyur, Madurai, Pin – 625017.
4. **Mr. Gunasekaran T (Director & Guarantor),**
S/o Thangavel, 1/733 Vishwa Shanthi Nagar Main Road,
Thabal Thandi Nagar, Anaiyur, Madurai, Pin – 625017.

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 कनरा 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 **09/04/2026** for recovery of **Rs.27,48,37,962.57 (Rupees Twenty Seven Crore Forty eight lakh Thirty seven thousand Nine hundred sixty two and Paise Fifty seven only)** as on **28/02/2026** with further interest from **01/03/2026** + cost due to the ARM Branch, Madurai of Canara Bank from **M/s Chithra Agencies Private Limited**, represented by its **Managing Director Mr. Sriram Gunasekaran (and Guarantor)** and **Directors Mrs. Chithra Gunasekaran & Mr. Gunasekaran T (and Guarantors)**.

The reserve price for **Property 1** will be **Rs. 1,12,50,000/- (Rupees One crore Twelve lakh Fifty thousand only)**.

The earnest money deposit for **Property 1** will be **Rs. 11,25,000/- (Rupees Eleven lakh Twenty five Thousand only)**.

The reserve price for **Property 2** will be **Rs. 3,61,00,000/- (Rupees Three crore Sixty one lakh only)**

The earnest money deposit for **Property 2** will be **Rs. 36,10,000/- (Rupees Thirty-six lakh Ten Thousand only)**.

The reserve price for **Property 3** will be **Rs. 2,60,00,000/- (Rupees Two crore Sixty lakh only)**.

The earnest money deposit for **Property 3** will be **Rs. 26,00,000/- (Rupees Twenty six lakh only)**.

The reserve price for **Property 4** will be **Rs. 1,40,50,000/- (Rupees One crore Forty lakh and Fifty thousand only)**.

The earnest money deposit for **Property 4** will be **Rs. 14,05,000/- (Rupees Fourteen lakh Five Thousand only)**.

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 08/04/2026**.



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

Property No. 1

Item No I. (CERSAI ID 400034889076)

In Madurai District, Madurai North Registration District, Chokkikulam Sub-Registration District, at present Chettikulam Sub-D Madurai North Taluk Thiruppalai Group, Thiruppalai Village, "Packialakshmi Nagar Extention" the vacant site, bearing Plot No. 12A, measuring 2077 sq. ft. comprised in New R.S. No. 6/9A2, out of the land, measuring 65 cents, comprised in old S.No 6/1 and R.S. No. 6/9 and bounded as follows:-

North by: Plot No 12

South by: 20 feet wide North South Riad

East by: Vacant sites

West by: Mathukal odai and land

Measuring:

East West on the Northern Side: 61 $\frac{1}{4}$ feet

East West on the Southern Side: 53 $\frac{3}{4}$ feet

North South on the Eastern Side: 35 $\frac{1}{2}$ feet

North South on the Western Side: 36 $\frac{3}{4}$ feet,

Thus totalling 2077 sq. ft. with all its appurtenances etc., The property is situated within the limits of Madurai Corporation

Name of the Title holder is Mr. Gunasekaran

Property No. 2

Item No. 1 (CERSAI ID 400034887544)

All that piece and parcel of the house building, bearing Door No.1/733, constructed in the Vacant site, bearing Plot No.1 & 2, Measuring 4269 Sq.ft., (Excluding road Portion 2269 Sq.ft.,) out of the land, Measuring 45 cents, comprised in R.S.No.382/7 and the present UDR.S.No.9/7 at Viswasanthi Nagar, Naganakulam Village, Madurai North Taluk, Chokkikulam Sub-Registration District, at present Chettikulam Sub-D Madurai District, and bounded as follows -

North : Plot No.1 in R.S. Nos. 381/4, 381/3A and the property in R.S.No. 381/3B;

East : property in R.S.Nos. 381/3B, 382/8;

South : 30 ft., wide Meenakshi Nagar continuation Road;

West : 30 ft., wide North-South common Road;

Measuring:

North : 85 $\frac{1}{2}$ ft.,

South : 85 $\frac{1}{4}$ ft.,

East : 49 ft.,

West : 51 ft.

The Property is situated within the limits of formerly Naganakulam Panchayat Board and presently Madurai Corporation. Now this property has sub divided as S.No.9/7A

Item No 2: (CERSAI ID 400034889812)

Madurai District, Madurai North Registration District, Chokkikulam Sub-District, at present Chettikulam Sub Registration District, Madurai North Taluk, Thiruppalai Group, Kannanenthal Naganakulam Village, The Vacant site (With small room for electricity purpose) measuring 11992 Sq.ft., out of the Land measuring 55 cents comprised in R.S.No.382/8 and UDR.S.No.9/8 As per



New R.S.No.9/8A and bounded as follows:-

North by: Property sold by Mr. Sankarapandiyar & others

South by: 30 feet wide North-south common road

East by: 30 feet wide East-west common road

West by: House belonging to Mr. T. Gunasekaran

Measuring:

- North: 43 feet

- East: 47 feet

- South: 40 feet

- West: 49 feet

The property is situated within the limits of formerly Nagankulam Panchayat Board, presently Madurai Corporation

Name of the Title holder for Item No 1 is Mr. Gunasekaran and for Item No 2 is Mrs. Chithra Gunasekaran

Property No. 3

Item No:3 (CERSAI ID 400034891364)

In Madurai District, Madurai North Registration District, Chokkikulam Sub-D, at present Chettikulam Sub Registration District, Madurai North Taluk, Thiruppalai Group, Thiruppalai Village, "Packialakshmi Nagar", TWAD Colony 1 Street, The commercial building, bearing Door No.1A-4, Constructed in the Vacant site, measuring 7,257 ½ Sq.ft., comprised in New R.S.No.141/8, i.e., Schedule No.1 (Doc.No.2650/2012) The Vacant site, bearing Plot No.58, measuring 3,588 Sq.ft., out of the land, measuring 1.79 Acre, comprised in R.S.No.141/3, New UDRS.No.141/3A16 and bounded as follows: - As per sub division R.S.No 141/8.

North by: 30 ft., wide East-West Road

South by: Plot No. 58B in S.No.140 (item No.3)

East by: Plot No.57 & 58B

West by: Plot No.58A (item no.2)

I Lot Measuring 1963 ½ Sq.ft.

East West on Northern Side – 45 ½ feet.,

East West on Southern Side – 48 feet.,

North South on Eastern Side – 42 feet.,

North South on Western Side – 42 feet.,

II Lot Measuring 1624 ½ Sq.ft.

East West on Northern Side – 28 ½ feet.,

East West on Southern Side – 28 ½ feet.,

North South on Eastern Side – 57 feet.,

North South on Western Side – 57 feet.,

Schedule No.II (Doc No.2650/2012)

The Vacant Site, bearing Plot No.58A, measuring 3416 ½ Sq.ft., out of the land, measuring 1.79 Acre, comprised in R.S.No.141/3 and comprised in New UDR.S.No.141/3A16 and bounded as follows – As per New R.S.No.141/8

North by: 30 ft. wide East-West Road

South by: Plot No.58 & Plot No.58B (item Nos.1 & 3)

East by: Plot Nos.58B & the property in R.S.No.140

West by: Land in R.S.No.6/13



I Lot Measuring 1879 ½ Sq.ft.
East West on Northern Side – 43 ½ feet.,
East West on Southern Side – 46 ½ feet.,
North South on Eastern Side – 42 feet.,
North South on Western Side – 42 feet.,

II Lot Measuring 1537 ½ Sq.ft.
East West on Northern Side – 26 ½ feet.,
East West on Southern Side – 26 ½ feet.,
North South on Eastern Side – 58 feet.,
North South on Western Side – 58 feet.,

Schedule No.III (Doc. No.3931/2012)

The Vacant site, bearing Plot No.58B, Measuring 523 Sq.ft., out of the land, Measuring 1.79 Acre, comprised in R.S.No.141/3(Part) and comprised in New UDR.S.No.141/3A16 and bounded as follows: -As per New R.S.No 141/8

North by: Plot No.58 & Plot No.58A (item Nos.1&2)
South by: Plot No.58 (item No.1)
East by: property in R.S.No.140
West by: Plot No.58A

I Lot Measuring 336 Sq.ft.,
East West on Northern Side 16 feet.,
East West on Southern side 16 feet.,
North South on Eastern side 21 feet.,
North South on Western side 21 feet.,

II Lot Measuring 187 Sq.ft.,
East West on Northern Side 17 feet.,
East West on Southern side 17 feet.,
North South on Eastern side 11 feet.,
North South on Western side 11 feet.,

Thus, Schedule Nos.1 to 3, totally 7527 ½ Sq.ft., with its all appurtenances, etc., The property is situated within the limits of Madurai corporation

Name of the Title holder is Mrs. Chithra Gunasekaran.

Property No. 4

Item No. 5 (CERSAI ID 400059369455)

All that piece and parcel of the Vacant sites, bearing Plot Nos. 13 & 14, measuring 3815 ½ Sq.ft. comprised in RS. No 6/11, out of the land measuring 1.93 Acres comprised in old S.No. 379/2 and UDR S.No. 6/2 as per new S. No. 6/2A1A1, at Kannenthal Naganakulam Village, Thiruppalai Group, Madurai North Taluk, Chokkikulam Sub Registration District, at present Chettikulam Sub-D Madurai North Registration District, Madurai District and bounded as follows: - North by: Plot No. 12 & Property in R.S. No. 379/1
South by: 20 feet wide North-south common road
East by: 20 feet wide East-west common road
West by: Plot No. 15



Plot No. 13 measuring:

- North: 30 feet
- East: 60 feet
- South: 33 feet
- West: 62 feet

Plot No. 14 measuring:

- North: 30 feet
- East: 62 feet
- South: 30 feet
- West: 64 ¼ feet

Name of the Title holder is Mrs. Chithra Gunasekaran.

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).

Date : 20/03/2026

Place : Madurai

कानरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer
ए आर एम ब्रांच, मदुरै / ARM Branch, Madurai.
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20/03/2026

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 Chithra Agencies Private Limited Plot No 58 New Natham Road, Bhagyalakshmi Nagar, Thiruppalai, Madurai, Pin – 625014 2. Mr. Sriram Gunasekaran, S/o Gunasekaran, 1/733 Vishwa Shanthi Nagar Main Road, Thabal Thandi Nagar, Anaiyur, Madurai, Pin – 625017 3. Mrs. Chithra Gunasekaran, W/o Gunasekaran, 1/733 Vishwa Shanthi Nagar Main Road, Thabal Thandi Nagar, Anaiyur, Madurai, Pin – 625017 4. Mr. Gunasekaran, S/o Thangavel, 1/733 Vishwa Shanthi Nagar Main Road, Thabal Thandi Nagar, Anaiyur, Madurai, Pin – 625017
3	Total liabilities as on 28/02/2026	Rs.27,48,37,962.57 (Rupees Twenty Seven Crore Forty eight lakh Thirty seven thousand Nine hundred sixty two and Paise Fifty seven only) as on 28/02/2026 with further interest from 01/03/2026 + cost
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com
c)	Date & Time of Auction :	09/04/2026 12.00 p.m. to 01.00 p.m.
d)	Portal of E-Auction :	https://baanknet.com/
5a)	Reserve Price	The reserve price for Property 1 will be Rs. 1,12,50,000/- (Rupees One crore Twelve lakh Fifty thousand only). The reserve price for Property 2 will be Rs. 3,61,00,000/- (Rupees Three crore Sixty one lakh only) The reserve price for Property 3 will be Rs. 2,60,00,000/- (Rupees Two crore Sixty lakh only). The reserve price for Property 4 will be Rs. 1,40,50,000/- (Rupees One crore Forty lakh and Fifty thousand only).
b)	EMD & last date of deposit of EMD:	The earnest money deposit for Property 1 will be Rs. 11,25,000/- (Rupees Eleven lakh Twenty five Thousand only). The earnest money deposit for Property 2 will be Rs. 36,10,000/- (Rupees Forty lakh Ten Thousand only). The earnest money deposit for Property 3 will be Rs. 26,00,000/- (Rupees Twenty six lakh only). The earnest money deposit for Property 4 will be Rs. 14,05,000/- (Rupees Fourteen lakh Five Thousand only).



		The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 08/04/2026.
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 08/04/2026	
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 08/04/2026 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, 2, 3 & 4 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: 20/03/2026

Place : Madurai

कृते केनरा बैंक / For CANARA BANK
अधिकृत अधिकारी / Authorized Officer
ए आर एम शाखा / Canara Bank
Canara Bank Branch, Madurai.