



ASSET RECOVERY MANAGEMENT BRANCH-COIMBATORE

REF NO:ARMCB/E-AUCTION/Prime/799/2026-27

DATE: 02.03.2026

TO:

M/s Primecot mills SF.NO 2/706 Kodangipalayam Palladam Taluk Tiruppur-641662 9360223596	Mrs. Jeevitha V(Partner) W/O J Gajendrakumar 119 Singai Nagar Vellalore Road Singanallur Coimbatore-6410005 7904346951	Mr.Nithyanandakumar S (Partner) S/O Srinivasan Opp to DR NGP Arts college 14 12 Coimbatore-641048 9787738160
Mrs. Sophia David(Partner) 13 F, Sundarapuram M M P Nagar Coimbatore-641024 8248662385	Mr.Sathyanarayanan R (Partner) C 202 Elysium Vistra M G Road Avarampalayam Coimbatore-641004 9942198333	

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

As you are aware, I on behalf of Canara Bank have taken symbolic 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 us. The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice. In furtherance of the earlier notice **REF NO:ARMCB/E-AUCTION/Prime/701/2025-26** where in **15 days** period was given to settle the dues and 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15 days from the date of this notice**, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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
ENCLOSURE – SALE NOTICE**

**ASSET RECOVERY MANAGEMENT BRANCH, GUJARATI SAMAJ BUILDING, 661-1, METTUPALAYAM ROAD,
R S PURAM, COIMBATORE- 641002**

Tel.No. 0422 2555655, E-MAIL:cb4712@canarabank.com

Website: www.canarabank.com



ASSET RECOVERY MANAGEMENT BRANCH-COIMBATORE

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 Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of **Canara bank Asset Recovery Management Branch, Coimbatore** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **23.03.2025**, for recovery of **Rs.3,56,95,155/-** (Three Crore Fifty Six Lakhs Ninety Five Thousand One Hundred and Fifty Five Only) due as on **28.02.2025** to the **Asset Recovery Management Branch** of Canara Bank Coimbatore from 1). M/s Primecot mills SF.NO 2/706 Kodangipalayam Palladam Taluk Tiruppur-641662 2). Mrs. Jeevitha V (Partner) W/O J Gajendrakumar 119 Singai Nagar Vellalore Road Singanallur Coimbatore-6410005 3). Mr. Nithyanandakumar S (Partner) S/O Srinivasan Opp to DR NGP Arts college 14 12 Coimbatore-641048 4). Mrs. Sophia David (Partner) 13 F, Sundarapuram M M P Nagar Coimbatore-641024 5). Mr. Sathyanarayanan R (Partner) C 202 Elysium Vistra M G Road Avarampalayam Coimbatore-641004.

RESERVE PRICE:

PROPERTY NO 1	:	Rs.1,93,50,000/-
PROPERTY NO 2	:	Rs.80,00,000/-
PROPERTY NO 3	:	Rs.59,85,000/-

EMD AMOUNT:

PROPERTY NO 1	:	Rs. 19,35,000/-
PROPERTY NO 2	:	Rs. 8,00,000/-
PROPERTY NO 3	:	Rs. 5,98,500/-

Last date of deposit of EMD on or before 23.03.2026 before 11.00.AM.

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DETAILS OF PROPERTIES:

PROPERTY NO 1

In Tiruppur Registration District, in Palladam Sub Registration Office, in Palladam Taluk, Within the limits of Palladam Panchayat Union in Kodangipalayam Village, in Patta No.1768.In S.F.No.46 (As per Sub Division S.F.No.46/1A) an extent of Hec.0.38.5 at Rs.0.77/- its old extent of Acres 0.95 at Rs.0.77/- in which the vendor title as per Sale Deed Document No.15290/2019, Western Side East West and Eastern Side North South

West of - Property of A.Vanitha measuring acres 0.25 in S.F.No.46

North of - Property of Parameswarai measuring acres 0.09 and East-West road in S.F.No.291

South of - Lands in S.F.No.48

East of - Lands in S.F.No.47 and 291In the midst admeasuring an extent of Hec.0.26.7 or Acres 0.66 at assessment of Rs.0.53/- in full Along with in the said acres 0.66 in Northern Side

Measuring

East West on the North - 72 feet

East West on the South - 72 feet

North South on the East - 90 feet

North South on the West - 90 feet

An extent of 6480 sq.ft of Mud wall Cement Sheet North facing Godown in full and in the Western side of said Godown

Measuring

East West on the North - 47 feet

East West on the South - 47 feet

North South on the East - 90 feet

North South on the West - 90 feet

Measuring 4230 Sq.ft of Mud wall Cement Sheet North facing Godwon in full

Along with all that piece and parcel of the land as mentioned in herein above. With its property tax assessments, doors, windows, Electricity service connection, Water connection, water tap connection and its deposits, Electrical fittings, flush outs and all other appurtenances attached thereto. And Staircase, Open Space, Water tap, Water tank,overhead water tank, drainage, Septic tank etc., and all other easements and advantages rights, all other common rights privileges along with all common pathway rights and all other appurtenances thereon.

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Internal



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Along with all common track way rights, easementary rights in the East West road towards North facing towards the Schedule mention Property.

Property Tax Assessment Door No's - 2/705, 2/706, 2/707, 2/708, 2/736, 2/737, 2/738 and 2/739 (8 Nos)

Water Connection Door No's - 2/707, 2/708 (2 Nos)

Service Connection No. - 032380021060, 032380021111, 032380021118, 032380021158.

This property situated in S.F.No.46/1A as per Patta No.2370 of Kodangipalayam Village.

This property is situated within the limits of Kodangipalayam Village Panchayat.

PROPERTY NO 2

Item no.1

In Coimbatore Registration District, Periyanaickenpalayam Sub Registration District, Coimbatore Taluk, No.2.Gudalur Village, in S.F.No.1182 as per Sub Division S.F.No.1182/2 to an extent of 6.45 acres in this Kist Rs.7.22

North of - East West Pathway
South of - Pallavari
East of - Property belongs to R.Jegeedan
West of - Pallavari

In this middle an extent of Acres 3.21 or Hec.1.30.0 of land converted in to layout houses sites in **Site No.45** within the following boundaries measurements:-

North of - Site No.48
South of - 23 feet wide East West Layout Road
East of - 23 feet wide North South Layout Road
West of - Site No.46

In this middle,

East west on the North - 25 feet
East west on the South - 30 feet
North South on the East - 60 feet
North South on the West - 55 feet
North West Corner Cross - 07 feet

An extent of 1788 Sq.feet or 166.11 Sq.mtr or 4 cents 46 sq.ft of Vacant land and all rights of way and all other appurtenances attached therewith.

This property situated within limits of No.2 Gudalur Panchayath.

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Item No.2

Doc No.9293/2013

In Coimbatore Registration District, Periyanaickenpalayam Sub Registration District, Coimbatore Taluk, No.2 Gudalur Village, in S.F.No.1182 as per Sub Division S.F.No.1182/2 to an extent of 6.45 acres in this Kist Rs.7.22

North of - East West Pathway

South of - Pallavari

East of - Property belongs to R.Jegeedan

West of - Pallavari

In this middle an extent of Acres 3.21 or Hec. 1.30.0 of land converted in to layout houses sites in **Site No.25** within the following boundaries measurements:-

North of - 75 feet existing Road

South of - Site No.21

East of - S.F.1182/1

West of - Site No.26

In this middle,

East west on the North - 30 feet

East west on the South - 30 feet

North South on the East - 60 feet

North South on the West - 60 feet

An extent of 1800 Sq.feet of Vacant land and all rights of way and all other appurtenances attached therewith.

This property situated within limits of No.2 Gudalur Panchayath.

Item No.3

In Coimbatore Registration District, Periyanaickenpalayam Sub Registration District, Coimbatore Taluk, No.2 Gudalur Village, in S.F.No.1182 as per Sub Division S.F.No.1182/2 to an extent of 6.45 acres in this Kist Rs.7.22

North of - East West Pathway

South of - Pallavari

East of - Property belongs to R.Jegeedan

West of - Pallavari

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In this middle an extent of Acres 3.21 or Hec. 1.30.0 of land converted in to layout houses sites in Site No.35,46,48 and 49 within the following boundaries measurements:-

Site No.35

North of - 23 feet wide East West Layout Road
South of - Site No.36
East of - 30 feet wide North South Layout Road
West of - Site No.34

In this middle,

East west on the North - 35 feet
East west on the South - 30 feet
North South on the East - 52.6 feet
North South on the West - 41.6 feet
South West Corner Cross - 07 feet

An extent of 1721 Sq.feet

Site No.46

North of - Site No.48
South of - 23 feet wide East West layout Road
East of - Site No.45
West of - Site No.47

In this middle,

East west on the North - 30 feet
East west on the South - 30 feet
North South on the East - 60 feet
North South on the West - 60 feet

An extent of 1800 Sq.feet

Site No.48

North of - Site No's.49,50
South of - Site No's.45,46
East of - 23 feet wide North South layout Road
West of - Site No.47

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In this middle,

East west on the North - 60 feet

East west on the South - 60 feet

North South on the East - 30 feet

North South on the West - 30 feet

An extent of 1800 Sq.feet

Site No.49

North of - 75 feet wide existing Road

South of - Site No.48

East of - 23 feet wide North South layout Road

West of - Site No.50

In this middle,

East west on the North - 30 feet

East west on the South - 25 feet

North South on the East - 72 feet

North South on the West - 56 feet

South West Corner Cross - 07 feet

An extent of 1983 Sq.feet

An total extent of 7304 Sq.feet (678.56 Sqr.mtr) or 16 Cent 334 Sq.feet of Vacant land and all rights of way and all other appurtenances attached therewith.

The property situated within limits of No.2 Gudalur Panchayath.

*** Entire 24.99 Cents of Property No.2 are in HACA(Hill Area Conservation Authority) Notified area.**

Property No 3

Schedule A

Item No.1

In Coimbatore Registration District Peelamedu Sub Registration District, Coimbatore North Taluk, Krishnarayapuram Village G.S.Nos.122. (as per Sub-Division G.S.No.122/1) G.S.No.117 previously known as Srinivasalu Naidu Layout, Now Ramasamy Layout in this Site No.26 having the following boundaries and measurements:-

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North of - East West Road,
South of - Site Sold by Ramasamy Naidu,
East of - Site No.25,
West of - Site No.27,

Measuring,

East to West 40.0' on the North,
East to West 40.0' on the South,
North to South 109.0' on the East,
North to South 109.0' on the West,

An extent of **4360 Sq.ft of vacant house site** together with mamool rights in layout roads and common places etc., the above property is situated within the Coimbatore Corporation Limits.

Item No.2

In Coimbatore Registration District, Peelamedu Sub Registration District, Coimbatore North Taluk, Krishnarayapuram Village G.S.Nos.122, (as per Sub Division G.S.No.122/1) G.S.No.117 previously known as Srinivasalu Naidu Layout, Now Ramasamy Layout in this **Site No.25** having the following boundaries and measurements:-

North of - East West Tower Line Road,
South of - Ramasamy's Property,
East of - Place on the Western side in Site No.25 allotted to N.Nagarajan,
West of - site No.26,

Measuring,

East to West 24.11' on the North,
East to West 24.11' on the South,
North to South 109.0' on the East,
North to South 109.0' on the West,

An extent of **2716 Sq.ft of vacant houses site** together with mamool rights in layout roads and common places etc.,

Item No.3

In Coimbatore Registration District, Peelamedu Sub Registration District, Coimbatore North Taluk, Krishnarayapuram Village G.S.Nos.122, (as per Sub Division G.S.No.122/1) G.S.No.117 previously known as Srinivasalu Naidu Layout, Now Ramasamy Layout in this **Site No.27** having the following boundaries and measurements:-

North of - Government Public Road,
South of - Site belonging to Ramasamy Naidu,
East of - Site No.26 and Workshop,

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West of - site belongs to Krishnaraju,

Measuring,

East to West 23.0' on the North,

East to West 35.0' on the South,

North to South 118.0' on the East,

North to South 109.0' on the West,

An extent of 3292 Sq.ft of house site with a shed with as best as top, Electricity service connection and its deposit. Door No.23, Assessment No.315829, S.C.No.490.

The total extent for all the three sites is 10368 Sq.ft situated within the following boundaries and measurements:-

North of - East West Road,

South of - properties in S.F.No.117 Part,

East of - South Street,

West of - Properties in S.F.Nos.117,118,

Measuring,

On the Northern end towards East : 87.11" (Crosswise)

On the Eastern end towards South: 108.3" (Crosswise)

On the Southern end towards West: 99.11" (Crosswise)

On the Western end towards North: 107.0" (Crosswise)

Total Extent of 10368 Sq.ft of vacant land

The above Property Situated within the limits of Coimbatore Corporation limits in S.F.No.117 Part. The Vendor got the approval No.DTCP.104/2007 and Building approval No.322/07/H2 (N) Dated 10.05.2007.

SCHEDULE-B

Out of 10,368 Sq. of land described above, an Extent of 730 Sq. of common undivided share of land in Schedule "A".

Schedule-C

In the above said Scheduled property, Flat No.C-202 in "Elysium Vistara" Apartment with RCC House flat building measuring about 1415 Sq.ft of super plinth area in Second Floor, with its Doors, Windows, Wardrobes in Bed rooms, Modular Kitchen, Pooja Shelf, Shelf Covering Lofts. Showcase, Latrine, Septic Tank, Bathroom, Common Basement Water Tank, Synthetic Water Tank in the apartment, Electric Motor Pump set and Fittings, Staircase, Steps, Common rights in lift, and Separate Car-porch in the basement, bearing Nos.C-202 and C-202 with Front side Apartment Steel Gates with Electric Connection, Water Connection, with fittings, and its deposits, together with the permanent right to way in the internal

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access way upon the common private pathway, and in, to and upon the common internal access way shown as per Original title deed.

Flat No.C-202 in Second Floor New ward No.40

Electric Service Connection No.03-027-007-1750.

Water Connection - Common.

Property Tax Assessment No.40410866 (Ramasamy Layout) "ELYSIUM VISTARA". The Property situated within the limits of Coimbatore Corporation.

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 **The Authorised Officer, Canara Bank Asset Recovery Management Branch, Coimbatore** (Ph. No. 0422-2555655) Cell:9489043584 E-mail: cb4712@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com/>

Date: 02.03.2026
Place: COIMBATORE

**AUTHORISED OFFICER
CANARA BANK**

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ASSET RECOVERY MANAGEMENT BRANCH-COIMBATORE

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED:02.03.2026

1. Name and Address of the Secured Creditor : Canara Bank,
Asset Recovery Management Branch,
Gujarati samaj building
661-1, Mettupalayam road
R S Puram

2. Name and Address of the Borrowers and Guarantors:

M/s Primecot mills SF.NO 2/706 Kodangipalayam Palladam Taluk Tiruppur-641662	Mrs. Jeevitha V(Partner) W/O J Gajendrakumar 119 Singai Nagar Vellalore Road Singanallur Coimbatore-641005	Mr.Nithyanandakumar S (Partner) S/O Srinivasan Opp to DR NGP Arts college 14 12 Coimbatore-641048
Mrs. Sophia David(Partner) 13 F, Sundarapuram M M P Nagar Coimbatore-641024	Mr.Sathyanarayanan R (Partner) C 202 Elysium Vistra M G Road Avarampalayam Coimbatore-641004	

Total liabilities as on 28.02.2026 :**Rs.3,56,95,155/- (Three Crore Fifty Six Lakhs Ninety Five Thousand One Hundred and Fifty Five Only)** with further interest and other incidental charges thereto incurred by the Bank.

3. (a) Mode of Auction : Online Auction (E-Auction)
- (b) Details of Auction service provider: M/s PSB Alliance (Baanknet),
Contact No: 8291220220
Email Id:support.BAANKNET@psballiance.com
- © Date & Time of Auction : 23.03.2026 (11:30 AM to 12:30 PM)
- (d) Portal of E-Auction : <https://baanknet.com/>

4. Reserve Price & Earnest Money Details:

	RESERVE PRICE	EARNEST MONEY
PROPERTY NO 1	Rs. 1,93,50,000/-	Rs.19,35,000/-
PROPERTY NO 2	Rs. 80,00,000/-	Rs.8,00,000/-
PROPERTY NO 3	Rs. 59,50,000/-	Rs.5,95,000/-

LAST DATE OF DEPOSIT OF EMD:23.03.2026 Before: 11.00 AM

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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 with Authorised Officer, on **16.03.2026 between 11.00 A.M. & 4.00 P.M.**
- 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 (E-bkay) 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 **23.03.2026 11AM.**
- 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 through Website <https://baanknet.com/>, E-Mail Address: support.BAANKNET@psballiance.com**, 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)
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.03.2026, 11.00 AM**, to Canara Bank, Asset Recovery Management 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 **<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 , Contact No: 8291220220. Email Id: 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 multiples of Rs.1,00,000. 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.

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- 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 on or before fifteenth day 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 to the Secured Creditor without any notice and property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- k) For sale proceeds of Rs.50 (Rupees Fifty) lacs 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- o) The Sale Certificate shall be issued in the same name in which the bid is submitted.
- p) On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- q) 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 Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact **Authorized Officer, Canara Bank, Asset Recovery Management Branch, Gujarati Samaj building, 661-1, Mettupalayam Road, R S Puram, Coimbatore - 641002.** (Ph. No- 0422-2555655)Cell:9489043584 E-mail : cb4712@canarabank.com OR the service provider **M/s PSB Alliance, Contact No: 8291220220. Email Id: support.BAANKNET@psballiance.com.**
- s) The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).

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ASSET RECOVERY MANAGEMENT BRANCH-COIMBATORE

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: COIMBATORE

Date: 02.03.2026

AUTHORISED OFFICER

CANARA BANK

**ASSET RECOVERY MANAGEMENT BRANCH, GUJARATI SAMAJ BUILDING, 661-1, METTUPALAYAM ROAD,
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