

COVERING LETTER TO SALE NOTICE

To

1) 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 (Partner)

S/o. Sri. Ramachandran

R/o. 176, 5th Street, Rajappan Nagar West,
Ariyamangalam, Trichy – 620010

Sri. Lakshmanaperumal (Partner)

S/o. Sri. Shanmugaraj

25A, Kumarapuram Village,
Guruvarpatty, Vilathikulam Tk,
Tuticorin District - 628904

Sri. T Rajavel (Partner)

S/o. Late. Sri. Thangavel Udayar

R/o. Perali North Village,
Perali, Kunnam Tk, Perambalur District - 636251

2) 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..... Guarantor

3) Sri Thangavel Udayar (deceased) – S/o. Sri. Arumugam Udayar

Represented by his Legal Heirs:

a) T Rajavel – S/o Thangavel Udayar

b) Smt Sampooranam Ammal – W/o Thangavel Udayar

c) Smt Kamatchi – D/o Thangavel Udayar

R/o. Perali North Village,
Perali, Kunnam Tk, Perambalur District - 636251..... Guarantor

4) Smt. Sampooranam Ammal (Guarantor)

W/o. Late. Sri. Thanagavel Udayar

Perali North Village, Perali, Kunnam Tk,
Perambalur District – 636251 Guarantor

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.



Ref: SARFAESI/SN/Maha Agri/May/2026

Date: 07/05/2026

As you are aware, I on behalf of Canara Bank ARM TRICHY Branch have 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 our ARM TRICHY Branch of Canara Bank. 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 thereunder, 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.

केनरा बैंक CANARA BANK

Yours faithfully,



प्राधिकृत अधिकारी / Authorised Officer
Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE



SALE NOTICE

CERSAI ID:400013782165 and
CERSAI ID:400013781965

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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/ charged to the secured Creditor, the **Symbolic** possession of which has been taken by the Authorized Officer of Canara Bank, **ARM TRICHY** Branch (The Secured Creditor) will be sold on As is where is", As is what is", and Whatever there is" on **30/05/2026** (mention date of sale), for recovery of **Rs.8,10,27,191.68** (Rupees Eight Crores Ten Lakhs Twenty Seven Thousand One Hunderd Ninety One and Paise Sixty Eight Only) due as on 30-04-2026 with further interest and cost thereon to Canara Bank, **ARM TRICHY** Branch (the Secured Creditor) from M/s. MAHA AGRIIE TECH, Sri. R. Kamaraj, Sri. S. Lakshmanaperumal, Sri. T. Rajavel, Sri. Rakkappan C, Late Sri. Thangavel Udayar (Deceased)– represented by his legal heirs Sri T Rajavel (son) and Smt Sampooranam Ammal (wife) and Smt. Sampooranam Ammal.

The reserve price will be

Property	Reserve Price	EMD Amount
Property No. 1	Rs. 71,45,000/- (Rupees Seventy One Lacs Forty Five Thousand Only)	Rs. 7,14,500/- (Rupees Seven Lacs Fourteen Thousand Five Hundred Only)
Property No. 2	Rs. 74,18,000/- (Rupees Seventy Four Lacs Eighteen Thousand Only)	Rs. 7,41,800/- (Rupees Seven Lacs Forty one Thousand Eight Hundred Only)

1	Name and Address of the Secured Creditor	Canara Bank, ARM TRICHY Branch
2	Name and Address of the Borrower & Guarantor	
	1) 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 (Partner) S/o. Sri. Ramachandran R/o. 176, 5th Street, Rajappan Nagar West, Ariyamangalam, Trichy – 620010 Sri. Lakshmanaperumal (Partner) S/o. Sri. Shanmugaraj 25A, Kumarapuram Village, Guruvarpatty, Vilathikulam Tk, Tuticorin District - 628904	



Sri. T Rajavel (Partner)
S/o. Late. Sri. Tangavel Udayar
R/o. Perali North Village,
Perali, Kunnam Tk, Perambalur District - 636251

2) 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..... Guarantor

3) Sri Thangavel Udayar (deceased) – S/o. Sri. Arumugam Udayar
Represented by his Legal Heirs:
a) T Rajavel – S/o Thangavel Udayar
b) Smt Sampooranam Ammal – W/o Thangavel Udayar
R/o. Perali North Village,
Perali, Kunnam Tk, Perambalur District - 636251..... Guarantor

4) Smt. Sampooranam Ammal (Guarantor)
W/o. Late. Sri. Thanagavel Udayar
Perali North Village, Perali, Kunnam Tk,
Perambalur District – 636251 Guarantor

3	Total liabilities as on 30/04/2026	Rs.8,10,27,191.68 (Rupees Eight Crores Ten Lakhs Twenty Seven Thousand One Hundred Ninety One and Paise Sixty Eight Only)
---	------------------------------------	--

4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (BAANKET) 30/05/2026, 12.30 hours to 13.30 hours TRICHY
---	--	---

5	Details of Property/ies
---	-------------------------

PROPERTY No. 1

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 **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. Samboornammam. 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

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.

6	Reserve Price (Please note to mention separately for each property)	Property 1: Rs. 71,45,000/- (Rupees Seventy One Lacs Forty Five Thousand Only) Property 2: Rs. 74,18,000/- (Rupees Seventy Four Lacs Eighteen Thousand Only)
7	Earnest Money Deposit	Property 1: Rs. 7,14,500/- (Rupees Seven Lacs Fourteen Thousand Five Hundred Only) Property 2: Rs. 7,41,800/- (Rupees Seven Lacs Forty one Thousand Eight Hundred Only)
8	The property can be inspected Date & Time	On or before 29/05/2026 between 11.00 AM TO 5.00 PM.



9. Other terms and conditions:

- a. The property/ies will be sold in As is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on or before 29/05/2026 between 11.00 AM TO 5.00 PM.
- d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email: support.baanknet@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 7,14,500/- for property 1 and Rs. 7,41,800/- for property 2** being of 10% of the Reserve Price 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 29/05/2026 at 5.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.100000/-** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be **Rs.100000/-** (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
- h. 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 on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.



- j. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, **ARM TRICHY** Branch, IFSC Code **CNRB00006818**.
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site **on or before 29/05/2026 between 11.00 AM TO 5.00 PM.**
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details the authorized officer, Canara Bank, ARM BRANCH Trichy, Ph. No./Mobile No. 9489045912, 9500980927 may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com).

Place: Trichy

Date: 07/05/2026

केनरा बैंक **CANARA BANK**


प्राधिकृत अधिकारी / Authorised Officer

Canara Bank

