

(A GOVERNMENT OF INDIA UNDERTAKING)
COVERING LETTER TO SALE NOTICE
ASSET RECOVERY MANAGEMENT BRANCH I

Ref : SR 65/ E-AUCTION/MKGD/FY 2025 - 26/MAY26

Date : 04.05.2026

To

1. **MKGD CEMENTS PRIVATE LIMITED** represented by its directors,

No.65/1 Kunrathur Main Road,
Porur, Chennai 600125.

2. **Mr. Gopinath K M**

No.22/28, Loganathan 2nd Street
Choolaimedu, Chennai – 600094.

Also at,

3. **Mr.Gopinath,**

Premises No Plot, Nos.41 & 42
SNo 71/2 Sree Kamachi Amman Nagar,
Madhanandhapuram, Chennai - 600011

4. **Mr. Manoharan AK,**

S/O Kaliyaperumal,
7c Rajamani S, Mathura Apartments
1/299, Kolapakkam Main Road,
Kolapakkam, Chennai – 600128.

5. **Mr. Kalaimani K**

W/o, Mr.Manoharan,
No.7, Rajamani Mathura Apartments
1/299 Kolapakkam Main Road,
Kolapakkam, Chennai - 600128

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, the Authorized Officer, **Canara Bank, Guindy Industrial Estate branch** had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to **Guindy Industrial Estate branch** of Canara bank. The account has since been transferred to **Asset Recovery Management Branch I, Chennai.**

The undersigned proposes to sell the assets (through e-auction) more fully described in the 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.



Yours faithfully,

कृते केनरा बैंक For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER
 आ व प्र. सं. ११८/११८००, Ernakulam-18.

CANARA BANK

ENCLOSURE - SALE NOTICE



**(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
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 **symbolic possession** of which has been taken by the Authorised Officer of **Guindy Industrial Estate branch**, since transferred to **Asset Recovery Management Branch I, Chennai** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **27.05.2026**, (Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)) for recovery of **Rs. 5,51,38,335.43 (Rupees Five Crores Fifty One lakhs Thirty Eight Thousand Three hundred and Thirty Five and paise Forty Three only)** due as on **30.04.2026** with further interest and other incidental charges thereto incurred by the bank to the Asset Recovery Management Branch I, Chennai of Canara Bank from **M/s. MKGD Cements Private Ltd** represented by its Managing director **Mr.Manoharan** and directors **Mr. KM Gopinath** and **Smt.Kalaimani**.

The Reserve Price for property No.1 will be: **Rs.4,41,01,000/- (Rupees Four Crores Forty One lakhs One Thousand Only)** and the Earnest Money Deposit for Property No.1 will be: **Rs.44,10,100/- (Rupees Forty Four lakhs Ten Thousand One Hundred Only)**.

The Reserve Price for property No.2 will be: **Rs.1,48,16,700/- (Rupees One Crore Forty Eight Lakhs Sixteen Thousand Seven Hundred Only)** and the Earnest Money Deposit for Property No.2 will be: **Rs.14,81,670/- (Rupees Fourteen lakhs Eighty One Thousand Six Hundred and Seventy Only)**.

The Reserve Price for property No.3 will be: **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** and the Earnest Money Deposit for Property No.3 will be: **Rs.4,50,000/- (Rupees Four lakhs Fifty Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **26.05.2026 by 5.00 PM**.

DETAILS OF PROPERTY:

Property No.1 standing in the name of M/s MKGD Cements Private Limited: (CERSAI ID: 400072008794)

All that piece and parcel of land and factory shed situated at, Panatur Gram Panchayat, Bommasamudram Village Accounts, Gudipala Mandal, Chittoor Sub District, Chittoor District comprised in Dry Survey No. 605/2D measuring an extent of 3 Acres and 29 cents or 1,43,312.4 sq. feet or 15,923.6 sq. Yards Dry Survey No. 605/2F measuring an extent of 91 cents or 39,639.6 sq. Feet or 4404.4 sq. Yards, Dry S.No.605/2F3 measuring an extent of 33 cents or 14374.80 sq. Feet or 1597.2 sq. yards in all totalling an extent of 4 acre and 53 cents or 1,97,326.8 sq. Feet or 21,925.2 Sq. yards including all amenities attached thereto and land bounded on the

North by: M/S K. SIVASANKARAN SSS Bricks



South by: Chithapara Main Road
 East by: Cart Track
 West by: M/S K.SIVASANKARAN SSS Bricks

Situated within the sub-registration district of Chittoor and Registration District of Chittoor.

Property No. 2: (CERSAI ID: 400072080571)

All the machineries available at SF.No.605/2D, 605/2F, Chittapara Road, Pallu village, Bommasamudram Revenue village, Gudipala Mandal, Chittoor District, Andhra Pradesh – 517132.

Note: Both Property 1 & Property 2 will be sold together as a single unit (Combined lot). No individual bids for either of these 2 properties will be entertained.

Property No.3 standing in the name of Mr.Manoharan and Smt.Kalaimani: (CERSAI ID: 400072009104)

All that piece and parcel of vacant land bearing Plot Nos.1,2,3,4,5,6,7 & 8 admeasuring a total extent of 7 Grounds and 1939 Sq.Ft (i.e.18739 Sq.ft) , out of which 1274/36778 (649.12 Sq. feet) Undivided Share together with a **residential Flat** measuring 1074 Sq. Feet of thereabouts of super built up area (inclusive of common area) now assigned **Flat No.C in Second Floor** which is constructed in Plot No.7 of the proposed project called "Rajmani's Mathura" together with a covered car park on stilts, comprised in Old Survey Nos.176/1B and 177/1, New Survey. Nos.176/1B2 & 177/1B of Kolapakkam Village, Kundrathur

Plot No.1 = 2399 Sq.ft & Boundaries North by - Plot No.2 South by-Road East by-20 feet Road West by - Land in S.No. 176/1A	Plot No.2 = 2360 Sq. Ft & Boundaries North by - Plot No.3 South by- Plot No. 1 East by- 20 feet Road West by- Land in S.No. 176/1A
Plot No.3 2350 Sq.Ft & Boundaries North by - Plot No.4 South by - Plot No.2 East by - 20 feet Road West by - Land in S.No.176/1A	Plot No.4 = 2340 Sq.Ft & Boundaries North by - Plot No.5 South by - Plot No.3 East by - 20 feet Road West by Land in S.No.176/1A
Plot No.5 = 2330 Sq.Ft & Boundaries North by - Plot No.6 South by - Plot No.4 East by-20 feet Road West by - Land in S.No. 176/1A	Plot No.6 = 2320 Sq.Ft & Boundaries North by - Plot No.7 South by - Plot No.5 East by-20 feet Road West by - Land in S.No.176/2
Plot No.7 = 2320 Sq.Ft & Boundaries North by - Plot No.8 South by - Plot No.6 East by-20 feet Road West by - Land in S.No.176/2	Plot No.8 = 2320 Sq.Ft & Boundaries North by - Plot No.9 South by - Plot No.7 East by-20 feet Road West by - Land in S.No.176/2

Taluk, Kancheepuram District: -

And all the aforesaid plots situated within the Registration District of South Chennai and Sub Registration District of Pammal.

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 **Canara Bank Asset Recovery Management Branch I, Chennai** (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: **cb2361@canarabank.com** during office hours on any working day. Portal of E-Auction: **<https://baanknet.com>**

Date: 04.05.2026

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा केनरा-18 / ARM Branch, Chennai-18.
AUTHORISED OFFICER



**A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH I
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.05.2026**

1. **Name and Address of the Secured Creditor** : Canara Bank,
Asset Recovery Management Branch I,
524, 8th Floor, Canara Towers,
Anna Salai, Teynampet, Chennai – 600 018
(Ph.No.044 - 2849 6339, 2849 6900)
2. **Name and Address of the Borrowers and Guarantors** : **1. MKGD CEMENTS PRIVATE LIMITED**
represented by its directors,
No.65/1 Kunrathur Main Road,
Porur, Chennai 600125.
- 2. Mr. Gopinath K M**
No.22/28, Loganathan 2nd Street
Choolaimedu, Chennai – 600094.
- Also at,
- 3. Mr.Gopinath,**
Premises No Plot, Nos.41 & 42
SNo 71/2 Sree Kamachi Amman Nagar,
Madhanandhapuram, Chennai - 600011
- 4. Mr. Manoharan AK,**
S/O Kaliyaperumal,
7c Rajamani S, Mathura Apartments
1/299, Kolapakkam Main Road,
Kolapakkam, Chennai – 600128.
- 5. Mr. Kalaimani K**
W/o, Mr.Manoharan,
No.7, Rajamani Mathura Apartments
1/299 Kolapakkam Main Road,
Kolapakkam, Chennai - 600128
3. **Total liabilities as on 30.04.2026** : **Rs. 5,51,38,335.43 (Rupees Five Crores Fifty One lakhs Thirty Eight Thousand Three hundred and Thirty Five and paise Forty Three only)** with further interest and other incidental charges thereto incurred by the Bank
4. **(a) Mode of Auction** : Online Auction (E-Auction)
- (b) Details of Auction service provider** : **Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220/ 9892219848 / 8160205051, Email:support.baanknet@psballiance.com/**

support.baanknet@procure247.com).

- (c) **Date & Time of Auction** : **27.05.2026 & Time 10:30 A.M. to 11:30 A.M.**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- (d) **Portal of E-Auction** : **https://baanknet.com**
5. **Reserve Price** : **Property No.1: Rs.4,41,01,000/- (Rupees Four Crores Forty One lakhs One Thousand Only)**

Property No.2: Rs. 1,48,16,700/- (Rupees One Crore Forty Eight Lakhs Sixteen Thousand Seven Hundred Only)

Property No.3: Rs. 45,00,000/- (Rupees Forty Five Lakhs Only)
6. **Earnest Money deposit** : **Property No.1: Rs. 44,10,100/- (Rupees Forty Four lakhs Ten Thousand One Hundred Only).**

Property No.2 : Rs. 14,81,670/- (Rupees Fourteen lakhs Eighty One Thousand Six Hundred and Seventy Only)

Property No.3 : Rs. 4,50,000/- (Rupees Four lakhs Fifty Thousand Only)
7. **The property can be inspected on** : **25.05.2026**

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 Monet deposit (EMD) referred to in (e).
- b. The property/ies will be sold above the reserve price.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, on **25.05.2026** between 11.00 A.M. & 4.00 P.M.
- 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 & Aadhar linked with latest Mobile Number and also register with digilocker mandatorily. For bidding in the above 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) , 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 26.05.2026 till 5.00 PM**

- f. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/- (Rs.75000/- for Land & Building and Rs.25,000/- for machinery) for property 1 & 2 and Rs.1,00,000/- for Property 3**. 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.1,00,000/-** 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 branch**, IFSC Code **CNRB0002361**.
- 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 **25.05.2026** between 11.00 A.M. & 4.00 P.M.
- 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, contact **Canara Bank, Asset Recovery Management Branch I, 524, 8th Floor, Canara Towers, Anna Salai, Teynampet, Chennai - 600 018.** (Ph.No.044 - 2849 6339, 2849 6900) OR the service provider **Baanknet (M/s PSB Alliance Pvt. Ltd),** (Contact No. **7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.baanknet@psballiance.com/ support.baanknet@procure247.com).**
- q. In case the date of auction falls on a public holiday or remains closed for the Bank, the auction shall be conducted on the next working day of the bank.

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: Chennai
Date: 04.05.2026

कृते केनरा बैंक For CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
आ व प्र शाखा केनरा - 18, Anna Salai, Chennai-18.
AUTHORISED OFFICER
CANARA BANK



