



ARM BRANCH MADURAI
COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU SN 138 CHITHRA AGENCIES 2026-2027 GG

Date: 14/05/2026

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 Physical 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 केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer

अधिकृत अधिकारी, ARM Branch, Madurai.

Canara Bank

ENCLOSURE – SALE NOTICE



CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
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) & 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 properties mortgaged/charged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorised Officer of ARM Madurai Branch Canara Bank - Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **05/06/2026** for recovery of **Rs.24,62,98,394.57 (Rupees Twenty four crore sixty two lakh ninety eight thousand three hundred ninety four and Paise fifty seven only)** as on 30/04/2026 with further interest from **01/05/2026** + cost due to Secured Creditor 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. 1,01,50,000/- (Rupees One crore one lakh fifty thousand only)**.

The earnest money deposit for **Property 1** will be **Rs. 10,15,000/- (Rupees Ten lakh fifteen thousand only)**.

The reserve price for **Property 2** will be **Rs. 2,34,00,000/- (Rupees Two crore thirty four lakh only)**.

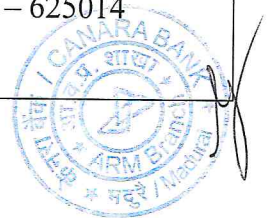
The earnest money deposit for **Property 2** will be **Rs. 23,40,000/- (Rupees Twenty three lakh forty thousand only)**.

The reserve price for **Property 3** will be **Rs. 1,26,50,000/- (Rupees One crore twenty six lakh fifty thousand only)**.

The earnest money deposit for **Property 3** will be **Rs. 12,65,000/- (Rupees Twelve lakh sixty five thousand only)**.

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 04/06/2026**.

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 & Guarantor	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 30/04/2026	Rs.24,62,98,394.57 (Rupees Twenty four crore sixty two lakh ninety eight thousand three hundred ninety four and Paise fifty seven only) as on 30/04/2026 with further interest from 01/05/2026 + cost
4.	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com 05/06/2026 12.00 p.m. to 01.00 p.m. https://baanknet.com/
5.	Details of Property/ies	As per Schedule – A mentioned below.
6.	Reserve Price	The reserve price for Property 1 will be Rs. 1,01,50,000/- (Rupees One crore one lakh fifty thousand only) . The reserve price for Property 2 will be Rs. 2,34,00,000/- (Rupees Two crore thirty four lakh only) . The reserve price for Property 3 will be Rs. 1,26,50,000/- (Rupees One crore twenty six lakh fifty thousand only) .
7.	Earnest Money Deposit	The earnest money deposit for Property 1 will be Rs. 10,15,000/- (Rupees Ten lakh fifteen thousand only) . The earnest money deposit for Property 2 will be Rs. 23,40,000/- (Rupees Twenty three lakh forty thousand only) . The earnest money deposit for Property 3 will be Rs. 12,65,000/- (Rupees Twelve lakh sixty five thousand only) . The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 04/06/2026 .
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 04/06/2026
9.	Detail of Encumbrance	No Encumbrance known to bank (as on 12/05/2026)
10.	Detail of litigation	Securitization Applications filed before Hon'ble Debts Recovery Tribunal Madurai, SA/1085/2025; SA/20/2026; SA/132/2026; SA/196/2026 & SA/338/2026



Schedule - A

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

Property No. 1

Item No: 1 (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 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ Sq.ft.

East West on Northern Side – 45 $\frac{1}{2}$ 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 $\frac{1}{2}$ Sq.ft.

East West on Northern Side – 28 $\frac{1}{2}$ feet.,

East West on Southern Side – 28 $\frac{1}{2}$ 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. 3

Item No. 1 (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.

11. Other terms and conditions :

a. The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” “Without Recourse” condition, including encumbrances, if any, mentioned in above table at S. No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on or before 04/06/2026 between 10:00 am and 4:00pm.

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 operative 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) for Property 1 being Rs. 10,15,000/- (Rupees Ten lakh fifteen thousand only), for Property 2 being Rs. 23,40,000/- (Rupees Twenty three lakh forty thousand only) and for Property 3 being Rs. 12,65,000/- (Rupees Twelve lakh sixty five thousand only) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 04/06/2026 at 4:00 PM.



f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 2,50,000/- (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. 2,50,000/- (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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

k. 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 Madurai, IFSC Code CNRB0006291.

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

n. 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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be



responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

p. 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 04/06/2026 from 10:00 a.m. to 4:00 p.m.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

s. For further details the Nodal Officer & its team Branch, Ph. No. Mobile 9489046509) 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

Date : 14/05/2026

Place : Madurai

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorized Officer
ए आर ए आर / A R A R, Madurai.

Canara Bank