



ARM BRANCH MADURAI
COVERING LETTER TO SALE NOTICE

Ref ARM MDU SN 0625 ARUVEE DAIRY 2026-2027 GK

DT:21/09/2026

To

1. **M/s Aruvee Dairy and Foods private Limited**
2nd floor, No.265, Meenakshi Towers,
Madurai Main Road, Andipatti,
Theni Dist.
2. **Mr. Ashok Kumar (Director)**
S/o Mr. Selvaraj,
2/54, Middle street, kothapatti PO
Andipatti, Theni Dist, Mob: 8940331881.
3. **Mrs. Mathumila G (Director)**
W/o Mr. Ashok Kumar,
2/54 Middle street, Kothapatti,
Andipatti, Theni dist, Pin-625512
Mob: 9698591881.
4. **Mrs. Kanagamani (Guarantor)**
W/o Selvaraj,
2/54, Middle street, Kothapatti,
Andipatti, Theni dist, Pin- 625512
Mob: 8072221798.

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, Authorized Officer of **Canara Bank, Periyakulam Branch** 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.

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Yours faithfully,

अधिकृत अधिकारी
Authorized Officer
ए. आर. सुब्रह्मण्यम्, Madurai.

Canara Bank

ENCLOSURE – SALE NOTICE

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ARM BRANCH MADURAI

SALE NOTICE

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 Periyakulam Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **22/10/2026** for recovery of **Rs.91,73,174.82/- (Rupees Ninety One Lakh Seventy Three Thousand One Hundred Seventy Four and Paise Eighty Two Only)** as on **11/09/2026** with further interest from **12/09/2026** + cost due to the ARM Branch, Madurai of Canara Bank from **1. M/s Aruvee Dairy and Foods private Limited represented by Mr.Ashok Kumar (Director), 2.Mrs.Mathumila G (Director) and 3.Mrs.Kanagamani (Guarantor).**

The Reserve price for Property No.1 will be **Rs.1,49,85,000/- (Rupees One Crore Forty Nine Lakh Eighty Five Thousand only).**

The Earnest money deposit for Property No.1 will be **Rs.14,98,500/- (Rupees Fourteen Lakhs Ninety Eight Thousand Five Hundred Only).**

The Reserve price for Property No.2 will be **Rs.30,35,000/- (Rupees Thirty Lakhs Thirty Five Thousand Only).**

The Earnest money deposit for Property No.2 will be **Rs.3,03,500/- (Rupees Three Lakhs Three Thousand Five Hundred Only).**

The Reserve price for Property No.3 will be **Rs.18,70,000/- (Rupees Eighteen Lakhs Seventy Thousand Only).**

The Earnest money deposit for Property No.3 will be **Rs.1,87,000/- (Rupees One Lakh Eighty Seven Thousand Only).**

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 21/10/2026.**

1.	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Vellapandian Tower, Circle Office, Second Floor, Near Mattuthavani, Madurai - 625 007.
2.	Name and Address of the Borrower & Guarantor	M/s Aruvee Dairy and Foods private Limited 2nd floor, No.265, Meenakshi Towers, Madurai Main Road, Andipatti, Theni Dist. Mr. Ashok Kumar (Director) S/o Mr. Selvaraj, 2/54, Middle street, kothapatti PO Andipatti, Theni Dist, Mob: 8940331881. Mrs. Mathumila G (Director) W/o Mr. Ashok Kumar,



		2/54 Middle street, Kothapatti, Andipatti, Theni dist, Pin-625512 Mob: 9698591881. 4. Mrs. Kanagamani (Guarantor) W/o Selvaraj, 2/54, Middle street, Kothapatti, Andipatti, Theni dist, Pin- 625512 Mob: 8072221798.
3.	Total liabilities as on 11/09/2026	Rs. 91,73,174.82/- (Rupees Ninety One Lakh Seventy Three Thousand One Hundred Seventy Four and Paise Eighty Two Only) as on 11/09/2026 with further interest from 12/09/2026
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 (BAANKNET), Mobile : 8291220220 Email : support.BAANKNET@psballiance.com 22/10/2026 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 No.1 will be Rs.1,49,85,000/- (Rupees One Crore Forty Nine Lakh Eighty Five Thousand only). The Reserve price for Property No.2 will be Rs.30,35,000/- (Rupees Thirty Lakhs Thirty Five Thousand Only). The Reserve price for Property No.3 will be Rs.18,70,000/- (Rupees Eighteen Lakhs Seventy Thousand Only).
7.	Earnest Money Deposit	The Earnest money deposit for Property No.1 will be Rs.14,98,500/- (Rupees Fourteen Lakhs Ninety Eight Thousand Five Hundred Only). The Earnest money deposit for Property No.2 will be Rs.3,03,500/- (Rupees Three Lakhs Three Thousand Five Hundred Only). The Earnest money deposit for Property No.3 will be Rs.1,87,000/- (Rupees One Lakh Eighty Seven Thousand Only). The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 21/10/2026.
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 21/10/2026.
9.	Detail of Encumbrance	No Encumbrance known to the bank as on 21/09/2026.
10.	Detail of litigation	SA 1626/2025, No Stay as on 21/09/2026.

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

Details and full description of the Immovable properties:

Property No.1(Immovable)

All piece and parcel of land and building situated there in,Theni District, Periyakulam Registration District, Periyakulam Joint No.2 Sub-District, Periyakulam Taluk, Jayamangalam Village bearing Patta No.6070 comprised in S.No.1632/1 measuring 1.78 acres (0.72.0 ares) which is equivalent of Vacant site where a commercial building situates in wardNo.8, Erumalainayakanpatti bearing Door No.80-2 of Assessment No. 1163 bounded on

North – Land of Mookkaiah in S.No 1633/1A, land of Shyam Sundar in S.No 1633/1B & common cart- Track in S.No 1632/1.

East – Lands of V.E. Kaja & Hyder Ali in S.No 1633/2A.

South – Land of Chokkalingam Chettiar in S.Nos 1632/2 & 1632/3.

West – Land of Manuvel in S.No 1653/1, Land of Chinnamadan in S.No 1654/2 and Panchayat union road in 1653/2.

Within these boundaries measuring 1.78 acres (77,608 Sq.ft) of vacant site and R.C.C roofed ground & first floor commercial building constructed in the above said vacant site with entrance, doors, windows & superstructures and the said building is installed with power supply connection under S.C.No .05-524-004-1845 and right of 20 feet width north-south cart-track which leading to main Road in S.No 1633/2A with other customary and conventional right.

Name of the title holder: M/s Aruvee Dairy and Foods private Limited (Represented by Directors Mr.Ashok Kumar & Mrs.Mathumila G).

Property No.2 (Immovables):

All piece and parcel of land and building situated there in,Theni district, Periyakulam Registration district, Andipatti Taluk, Andipatti Sub-District, Kothapatti Village comprised in S.No 12/1 measuring 1.10 acres (0.44.5 ares) of land which are converted as house site plots leaving space for the purpose of road, pathway & other public amenities, out of this extent 2,592 Sq.ft of Vacant site out of 1.10 acres on the north in middle where a house property situates in Ward No .3, kothapatti bearing Door No. 20/E of House assessment No.560 bounded on

North – Vacant sites of Vendors

East – 10 feet widthNorth – South Common pathway

South – Vacant site of K. Ramakrishnan

West – 10 feet width North-South common Pathway

Within these boundaries measuring east-west on the north36 feet, on the south 36 feet, north-south on the west 74 feet, on the east 70 feet totally 2,592 Sq.ft (240.81 Sq.Mtr) of vacant site and R.C.C roofed ground floor & first floor residential building constructed in the above said vacant site with entrance, doors, windows & superstructures and the said house is installed with power supply connection under S.C.No.05-532-003-1267 and right of common pathway with other customery and conventional right.

Name of the title holder: Mrs.Kanagamani W/o Selvaraj.

Property No.3 (Immovables)(Vacant Site):

All piece and parcel of land situated there in, Theni District, Periyakulam Registration District, Andipatti Taluk, andipatti Sub-District, Thimmarasanayakanur Village comprised in S.No. 2091/1, as per sub-division bearing Patta No: 8609, S.No: 2091/1A measuring 23 ½ cents of land out of 32 cents on the west in northern extremity bounded on

North -- Road
East -- Agricultural Cart – Track
South -- Land of Anusuya
West -- Lands of Alamelu Ammal & others

Within these boundaries measuring 23 ½ cents of land and right of pathway with other customary and conventional right.

Name of the title holder: Mr. Ashok Kumar S/o Mr. Selvaraj.

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 21/10/2026 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 will be The Earnest money deposit for Property No.1 will be Rs.14,98,500/- (Rupees Fourteen Lakhs Ninety Eight Thousand Five Hundred Only) and The Earnest money deposit for Property No.2 will be Rs.3,03,500/- (Rupees Three Lakhs Three Thousand Five Hundred Only) , The Earnest money deposit for Property No.3 will be Rs.1,87,000/- (Rupees One Lakh Eighty Seven Thousand Only) for 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 21/10/2026 at 4:00 PM .

f)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000/- (Incremental amount/price) for Property No.1 and Rs. 50,000/- (Incremental amount/price) for Property No.2, Rs. 50,000/- (Incremental amount/price) for Property No.3 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. 1,00,000/- for Property No.1 and Rs.50,000 for Property No.2 (incremental price), Rs.50,000 for Property No.3 (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.

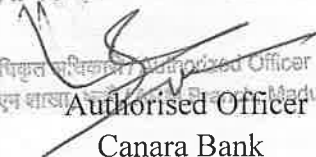
p)	It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before 21/10/2026 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

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.

Date : 21/09/2026

Place : Madurai

कुते केनरा बैंक / For CANARA BANK

 अधिकृत अधिकारी / Authorised Officer
 ए आर एन बाख्ता / E. R. N. Baxta
 Canara Bank