

INVESTMENT OPPORTUNITY — 33.40-ACRE LAND PARCEL WITH SHEDS, SALEM (TN)

Government (SEBI) e-Auction — Recovery Sale · “as-is, where-is”

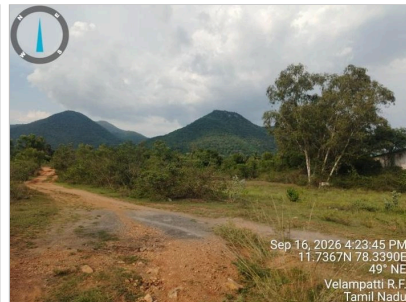
A single contiguous **33.40-acre (~14.55 lakh sq ft)** land parcel at **Anuppur Village, Vazhapadi Taluk, Salem District**, with an existing RCC building and ~18,566 sq ft of GI-sheet sheds — offered through a transparent Government e-auction. Reserve price **₹9,46,59,120** vs independently assessed fair value of **₹10,51,76,800**.



Satellite view — Panchayat road & entrance marked (tap to open in Maps)



RCC building & sheds on site



Plain land with hill views

Site (centre): 11.737427, 78.340149

Entrance gate: 11.7358, 78.3406

Building & sheds: 11.7392, 78.3410

[Get directions to the gate](#)

Why this parcel

- Scale in one lot:** 33.40 acres across 18 contiguous survey sub-divisions, sold as a single lot — large holdings like this are hard to assemble around Salem.
- Structures in place:** RCC building (~1,053 sq ft) plus GI-sheet sheds (~18,566 sq ft) — usable for warehousing, agro-processing or farm operations.
- Access:** Frontage on a public Panchayat road (Anuppur-Melakkadu Road) with an inner private road; Anuppur bus stand ~1.55 km, Vazhapadi ~11 km, Salem city ~23 km (straight line).
- Land:** Plain, non-hilly terrain in a green foothill setting; dry (manavari) agricultural land, currently not in use — identified on TN GIS / FMB / Patta / EC records.
- Entry below value:** Reserve ₹9.47 Cr vs fair value ₹10.52 Cr; sale certificate issued by SEBI under a Government recovery process.

Auction terms

Property	S.No. 111/1, 2; 257/5; 258/1, 3, 4, 5, 6, 7; 262/2; 264/2, 4, 5, 6, 8; 265/1, 2, 3 — Anuppur Village, Ayothiyapattinam SRO, Vazhapadi Taluk, Salem District – 636139, Tamil Nadu (Doc. No. 4552/2010)
Land area / structures	33.40 Acres · RCC building ~1,053 sq ft · GI-sheet sheds ~18,566 sq ft
Location	11.737427, 78.340149 (tap to open in Maps)
Reserve Price	₹9,46,59,120
EMD (10%)	₹94,65,912 — EMD + online bid form / KYC by 18 November 2026, 5:00 PM
Bid increment	₹10,00,000
e-Auction	20 November 2026, 11:00 AM - 1:00 PM (auto 5-minute extensions on last-minute bids)
Payment	25% of bid (incl. EMD) within 48 hrs of intimation; balance 75% + 1% poundage within 15 days
Basis	As-is, where-is, whatever-there-is and without recourse; subject to encumbrances — bidders to satisfy themselves by independent due diligence.

Expression of interest & assistance

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Register and bid on www.adroitvaluations.com (SEBI-appointed e-auction agency). Full terms: www.sebi.gov.in. EMD is paid into the SEBI recovery account per the Notice of Sale dated 16 October 2026. Contact us for deed copies and a site visit.

Indicative teaser only. The SEBI Notice of Sale dated 16 October 2026 governs. The property is sold on an as-is, where-is basis with all existing/future encumbrances; SEBI / the agency make no representation as to title, area, land use, encumbrances or dues. Distances and locality details are indicative. Intending bidders must make their own independent enquiries before bidding.