DEBTS RECOVERY TRIBUNAL-I
7TH FLOOR, ADDITIONAL OFFICE BUILDING, SHASTRI BHAVAN,
HADDOWS ROAD,NUNGAMBAKKAM,
CHENNAI 600 006

Dated: 27.10.2026

TRC No. 10/2022

E-AUCTION SALE
Proclamation of Sale
(Under Rule 52(2) of Second Schedule to the IT Act,1961r/w Sec 25 to 29 of RDDBI &FI Act 1993)

The under mentioned properties will be sold "As is and where is/on what it is/no complaint" basis by on line e-auction through websitehttps://www.bankeauctions.com/ for recovery of a sum of the **Rs.458,55,86,173/-[Rupees Four Hundred Fifty Eight Crore Fifty Five Lakh Eighty Six Thousand One Hundred Twenty Seventy Three Only]** Plus further interest and costs payable as per law till the date of realization, less amount already recovered, if any, from M/s Exim Rajathi India Pvt Limited to Punjab National Bank, SAMB Chennai-600 004 as per DRC No. 10/2022 dated 21.12.2017 in OA No. 146/2013 forwarded by the Hon'ble Presiding Officer, Debts Recovery Tribunal-I, Chennai and a Notice of Demand subsequently issued by the Learned Recovery Officer of Debts Recovery Tribunal - I, Chennai.

Si.No (i)	DESCRIPTION OF PROPERTY (ii)	Upset Price (iii)	EMD-10% of Upset Price (iv)
	LOT-I		
1.	**ITEM NO.12 to TRC -MORTGAGED BY THE FIFTH DEFENDANT M.LAKSHMANAN covered under Document No.5089/2006, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village. Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.241/5, measuring an extent of Acre 0.77 cents. Lying within the Registration District of South-Chennai and Sub Registration District of Padappai.	Rs.3,64,00,000/-	Rs.36,40,000/-
2.	**ITEM NO.13 to TRC -MORTGAGED BY THE FIFTH DEFENDANT M.LAKSHMANAN covered under Document No.5090/2006, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.247/1A, measuring an extent of Acre 0.25 cents Lying within the Registration District of South-Chennai and Sub Registration District of Padappai.		
3.	**ITEM NO.14 to TRC -MORTGAGED BY THE TENTH DEFENDANT Exim Rajathi Properties Holidays Pvt. Ltd. covered under Document No.3350/2006, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.238/1, measuring an extent of Acre 0.31 cents out of Acre 0.62 cents Lying within the Registration District of South-Chennai and Sub-Registration District of Padappai.		
4.	**ITEM NO.20 to TRC -MORTGAGED BY THE THIRD DEFENDANT RAJASEKARAN covered under Document No.871/2007, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village, Sriperumbudur		

	Taluk, Kanchipuram District comprised in Survey No.263/1, measuring an extent of Acre 0.65 cents. Lying within the Registration District of South-Chennai and Sub-Registration District of Padappai.		
5.	**ITEM NO.39 MORTGAGED BY THE TENTH DEFENDANT covered under Document No. 3349/2006, S.R.O. Padappai** All that part and parcel of the agricultural lands situated at Pazhathadalam Village, Sriperumbudur Taluk, Kanchipuram District comprised in S.No.238/1 measuring and extent of 31 cents. Lying within the Registration District of South-Chennai and Sub Registration District of Padappai.		
	LOT-II		
1.	**ITEM NO.15 to TRC -MORTGAGED BY THE NINETH DEFENDANT K.L.SAMY covered under Document No.8273/2006, S.R.O. Padappai. All that part and parcel of the agriculture land situate at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No18-100 cents, Lying within the Registration District of South-Chennai and Sub-Registration District of Padappai.**	Rs.7,17,00,000/-	Rs.71,70,000/-
2.	**ITEM NO.21 to TRC -MORTGAGED BY THE FIFTH DEFENDANT LAKSHMANAN covered under Document No.4337/2006, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in Survey No.127/3 measuring an extent of Acre 0.41 cents. Lying within the Registration District of South-Chennai and Sub Registration District of Padappai..		
3.	**ITEM NO.22 to TRC -MORTGAGED BY THE TENTH DEFENDANT covered under Document No.3231/2006, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in Survey No.44/2-38 cents, S.No.65-157 cents, S.No. 72/3-66 cents, S.No.72/2-38 cents, all admeasuring an extent of 299 cents. Lying within the Registration District of South-Chennai and Sub Registration District of Padappai		
4.	**ITEM NO.23 to TRC MORTGAGED BY THE FIFTH DEFENDANT LAKSHMANAN covered under Document No.4197/2006, S.R.O. Padappai.** All that part and parcel of the agriculture lands situate at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District comprised in S.No.35/3-8 cents and situated at Nandambakkam Village comprised in S.No.59/6, measuring an extent of 66 cents admeasuring an extent of 71 cents. Lying within the Registration District of South-Chennai and Sub-Registration District of Padappai.		
5.	**ITEM NO.37 to TRC -MORTGAGED BY THE THIRD DEFENDANT covered under Document No. 2179/2007,S.R.O. Padappai** All that part and parcel of the agriculture lands situated at Pazhathandalm Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.10-70 cents [out of 219 cents], S.No.568 & 569-49 cents[out of 119 cent], admeasuring an extent of 119 cents Lying within the Registration District of South-Chennai and Sub Registration District of Padappai.		

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	LOT-III		
1.	**ITEM No-30 to TRC-MORTAGED BY THE FIRST DEFENDANT COVERED VIDE DOCUMENT No.5605/2010, S.R.O.Sunkuvarchattram.** All that part and parcel of the agriculture lands situated at Pappankuzhi Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.294 measuring an extent of 44 cents. Lying within the Registration District of Kanchipuram and Sub Registration District of Sunkuvarchattram.	Rs.2,07,30,000/-	Rs.20,73,000/-
2.	**ITEM NO.31 to TRC-MORTAGED BY THE FIRST DEFENDANT COVERED VIDE DOCUMENT No.5507/2010, S.R.O. Sunkuvarchattram** All the part and parcel of the agriculture lands situated at Pappankuzhi Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.101A/2C2A-28 cents, S.no.102A-41 cents, S.No. 348/1A - 42 cents, S. No. 348/1D - 7 cents in all admeasuring an extent of 118 cents. Lying with in the Registraton District of Kanchipuram and Sub Registration District of Sunkuvarchattram.		
3.	**ITEM NO.44 to TRC - ITEM MORTGAGED BY THE TWELVETH DEFENDANT** covered under Document No.5222/2006, S.R.O Sunkuvarchattram. All that part and parcel of the agriculture lands situated at Papankuzhi Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No. 64/2D measuring an extent of 25 cents Lying within the Registration District of kanchipuram and Sub-Registration District of Walajabad presently Sunkuvarchattram.		
4.	**ITEM NO.45 to TRC ITEM MORTGAGED BY THE ELEVENTH DEFENDANT covered under Document No.12748/2007, S.R.O Sunkuvarchattram** All that part and parcel of the agriculture lands situated at Pappankuzhi Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No. 74/5-10 cents, 75/2B-16 cents, S.No. 55/10-10 cents, S.No.75/2C-20 cents, S.No. 75/2F-10 cents in all measuring an extent of 66 cents, Lying within the Registration District of kanchipuram and Sub-Registration District of Walajabad presently Sunkuvarchattram.		
	LOT-IV		
1.	**ITEM NO.24 to TRC -MORTGAGED BY THE THIRD DEFENDANT RAJASEKARAN covered under Document No.10667/2006, S.R.O. Walajabbad presently Sunguvarchatram** All that part and parcel of the agriculture lands situated at Senthamangalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.83/1A2-45 cents. Lying within the Registration District of kanchipuram and Sub-Registration District of Walajabad presently Sunguvarchatram	Rs.3,84,00,000/-	Rs.38,40,000/-
2.	**ITEM NO.25 to TRC -MORTGAGED BY THE THIRD DEFENDANT RAJASEKARAN covered under Document No.2100/2008, S.R.O. Walajabbad presently Sunguvarchatram** All that part and parcel of the agriculture lands situated at Senthamangalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.83/ID-41 cents S.No.83/1C-52 cents, S.No.60/1B8-24 cents in all measuring 117 Cents. Lying within the Registration District of		

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	kanchipuram and Sub-Registration District of Walajabad presently Sunguvarchatram.		
3.	**ITEM NO.32 to TRC -MORTATGED BY THE FIRST DEFENDANT COVERED VIDE DOCUMENT No.158/2011, S.R.O. Sunkuvarchattram** All that part and parcel of the agriculture lands situated at Sentahmangalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No.62/2C-19 cents, S.No. 70/1B-51 cents, in all admeasuring an extent of 70 cents. Lying within the Registration District of Kanchipuram and Sub Registration District of Sunguvarchatram.		
4.	**ITEM NO.33- to TRC MORTAGED BY THE TWELTH DEFENDANT COVERED VIDE DOCUMENT No.6517/2006, S.R.O. Sunkuvarchattram All that part and parcel of the agriculture lands situated at Senthamangalam Village, Sriperumbudur Taluk, Kanchipuram District comprised in S.No.67/2L-45 cents, S.No.71/1B(part)-11 cents, S.No.71/2A1 (part) -23 1/2cents, in all, admeasuring an extent of 79.50 cents. Lying within the Registration District of Kanchipuram and Sub Registration District of Sunguvarchatram.**		
	LOT-V		
1.	**ITEM NO.26 to TRC -MORTGAGED BY THE LATE N.MURUGHASAN (NOW INHERITED BY HIS LEGAL HEIRS, THE DEFENDANTS 2 TO 6) COVERED VIDE DOCUMENT No.3163/2006, S.R.O. Walajabad presently Sunkuvachatram.** All that part and parcel of the agriculture lands situated at Senthamangalam Village, Sriperumbudur Taluk, Kanchipuram District comprised S.No.106/1A2A3-36 cents, S.No. 106/1A2A4-49 cents admeasuring an extent of 85 cents. Lying within the Registration District of Kanchipuram and Sub Registration District of Walajabad presently Sunguvarchatram.	Rs.2,39,00,000/-	Rs.23,90,000/-
2.	**ITEM NO.34 to TRC - MORTAGED BY THE TWELTH DEFENDANT COVERED VIDE DOCUMENT No.6520/2006, S.R.O. Sunkuvarchattram** All that part and parcel of the agriculture lands situated at Senthanmangalam Village. Sriperumbudur Taluk, Kanchipuram District, comprised in S.No. 82/2A2 - 20 cents Lying within the Registration District of Kanchipuram and Sub Registration District of Sunguvarchatram.		
3.	ITEM NO.35 to TRC -MORTAGED BY THE TWELTH DEFENDANT COVERED VIDE DOCUMENT No.8193/2006, S.R.O. Sunkuvarchattram All that part and parcel of the agriculture lands situated at Senthamangalam Village, Sriperumbudur Taluk, Kanchipuram District comprised in S.No.76/1A-17 cents S.No.75/3 - 2 1/2 cents in all admeasuring an extent of 19. 50 cents. Lying within the Registration District of Kanchipuram and Sub Registration District of Sunguvarchatram.		

	Lot No.VI **ITEM NO.42 to TRC - ITEM MORTGAGED BY THE TENTH DEFENDANT covered under Document No.3748/2006, S.R.O. Padappai** All that part and parcel of the agriculture lands situated at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District, comprised in S.No. 286 measuring an extent of 90 cents Lying within the Registration District of South-Chennai and Sub-Registration District of Padappai.	Rs.1,76,00,000/-	17,60,000/-
	Lot No.VII **ITEM NO.19 to TRC -MORTGAGED BY THE THIRD DEFENDANT RAJASEKARAN covered under Document No.1238/2007, S.R.O. Padappai.** All that part and parcel of the agriculture land situated at Pazhathandalam Village, Sriperumbudur Taluk, Kanchipuram District comprised in O.S.No.263, R.S.No.263/2 measuring an extent of Acre 0.56 cents. Bounded on the North by: Canal, South by : Canal, East by : Property owned by Mr.Murugesan, West by : Property owned by Mr.Sooran & others Lying within the Registration District of South-Chennai and Sub-Registration District of Padappai.	Rs.96,00,000/-	Rs.9,60,000/-

Upset Price	mentioned against each LOT of properties in col.(iii)
Date and time of e-auction	**03/12/2026 between 11.00 hrs and 12.00 hrs with auto time extension of 3 minutes each, till sale is concluded.**
Earnest Money Deposit	**10% of the upset price mentioned against each LOT of properties in col.(iv)**
EMD remittance & Last date of submission of bid form with EMD	**On or before 01.12.2026 through FT/NEFT/RTGS Transfer in favor of "The Recovery Officer, DRT-I, Chennai" to the credit of Current A/c. No.01651010005110, Punjab National Bank, IFSC Code – PUNB0016510, Branch – Mount Road, Chennai – 600 002**
Bid Increment	**Minimum of Rs. 5,00,000/- or Multiples of Rs 5,00,000/-**
Inspection of property	**11/11/2026 from 06.00 AM to 06.00 PM**

Website: https://www.bankeauctions.com/

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DEBTS RECOVERY TRIBUNAL-I, CHENNAI
सत्यमेव जयते

Further property details if any required shall be obtained from Mr.S Sofin Rose, Chief Manager of Punjab National Bank, SAMB, Royapettah, Chennai-600014 (Ph-9047934443) and Assistance in respect of e-auction Procedure contact Prabakaran M (07418281709) M/s C1 INDIA PVT. LTD, Plot No.301, First Floor Udyog Vihar, Phase-2, Gurgaon Haryana – 122 015

27/10/22

(S.PREM MANOHAR WILLIAM)
RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL I, CHENNAI