केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate
(A GOVERNMENT OF INDIA UNDERTAKING)
SPECIALIZED ARM II BRANCH CHENNAI [7901]

Ref : 07901/ARM II/SN26-27/ MAGESHWARI T Date : 31/10/2026

To

MAGESHWARI T W/O MUTHUVEL 1105 MAPLE BLOCK 11TH FLOOR ORCHID SPRINGS APTS NO 54 CHENNAI - 600076	M/S AGROFRESH EXIM GROUND FLOOR PLOT NO 12 MKS GROUP KANDIGAI STREET KORATTUR CHENNAI – 600076
A MUTHUVEL SO ANDIAPPAN 1105 MAPLE BLOCK 11TH FLOOR ORCHID SPRINGS APTS NO 54 CHENNAI – 600076	M/S SUKRITHI VENTURES 1105 11TH FLOOR MAPLE BLOCK NO 54 CANAL ROAD KORATTUR CHENNAI - 600076

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) & 9 of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorized Officer, Canara Bank,MOUNT ROAD BRANCH, had taken Symbolic 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 us. 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 thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in this enclosed Sale Notice.

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
Authorised Officer
ARM Branch-II, Chennai-17.

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

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केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
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(A GOVERNMENT OF INDIA UNDERTAKING)
SPECIALIZED ARM II BRANCH CHENNAI [7901]

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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** possession of which has been taken by the Authorised Officer of **Chennai Specialized ARM II Branch[07901]** of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **30/11/2026,** (Time 11:00 A.M. to 12:00 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) for recovery of **Rs. 3,40,27,362.23/- (Rupees Three Crores Forty Lakhs Twenty Seven Thousand Three Hundred Sixty Two and Paise Twenty Three Only)** due as on 26/10/2026 to the Chennai Specialized ARM II Branch[7901] of Canara Bank from **MRS.MAGESHWARI T and MR.A MUTHUVEL**

The Reserve Price will be: Rs.50,00,000/- (Rupees Fifty Lakhs Only)

The Earnest Money Deposit will be: Rs.5,00,000/- (Rupees Five Lakhs Only)

The Earnest Money Deposit shall be deposited on or before **29/11/2026** by **5.00 PM**.

Details of Property

Schedule 'A'

Item No1:
All that piece and parcel of lands situated in "Orchid Springs" comprised in Survey Nos. 514A/1, 514A/2, 537/A, 538, 538/1, 541, 542, 545, 546, 561, 589, 590, 591, 592/1, 2, 3, 594/2 of Korattur village, Ambattur Taluk, Situated within Sub-Registration District of Villivakkam and Registration District of Central Chennai measuring 13 Acres 89 Cents, Patta No. 7879 (RPT No. 9404/06-07, T.K.8A/1873/1415, RPT No. 181, 182/06-07 & RPT No. 444/445/06-07)

Item No.2:
All that piece and parcel of lands in "Orchid Springs" bearing Plot Nos. 1, 2 and 3 comprised in Survey No. 536/B measuring 10,072 Sq.ft, (22 cents), survey No.539 measuring 05 cents and Survey no 540 measuring 1 acre 30 cents of Korattur village, Ambattur Taluk, situated within Sub-registration District of Villivakkam and Registration District of Central Chennai, totally measuring 1 Acre 57 cents, Patta No. 1076 & 903. The total land area of item Nos. 1 and 2 measures 62,563.81 Sq.mtre

Boundaries
North by: Vacant Land
South by: Vacant Land
East by : Water Canal Road
West by : Lake

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Schedule 'B' Property

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All that piece and parcel of lands situated on Door No. 54 Water Canal Road in Survey Nos. 514A/1, 514A/2, 537/A, 538, 538/1, 541, 542, 545, 546, 561, 589, 590, 591, 592/1, 2, 3, 594/2, Plot Nos. 1, 2 and 3 comprised in Survey No. 536/B measuring 10,072 sq.ft, (22 Cents), Survey No. 539 measuring 05 cents and survey No. 540 measuring 1 acre 30 cents of korattur village, Ambattur Taluk, situated within sub-registration District of Villivakkam and Registration District of Central Chennai in all measuring 52727.23 Sq.mtres.

Schedule "C'

Property (Property hereby conveyed)

207.29 sq.ft of undivided share of land in Schedule "B" property together with super build up area measuring 1091 sq.ft., bearing Apartment No. 1105, situated in Eleventh Floor, "DAISY TYPE" in Maple Tower, name known as Alliance Orchid Springs along with one exclusive space for open car parking formed in Schedule "B" Property, along with Electricity service connection No. 442.010.764.

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 Specialized ARM Branch II Chennai, No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17, Mobile: 9740145622 Email : cb7901@canarabank.com during office hours on any working day.

Portal of E-Auction: https://baanknet.com

कृते केनरा बैंक For CANARA BANK
Authorised Officer
ARM Branch-II, Chennai-17.

Date : 31/10/2026
Place : Chennai

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/10/2026

1. **Name and Address of the Secured Creditor** : Specialized ARM Branch II Chennai
   No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar, Chennai – 17
   Mobile: 9740145622
   Email : cb7901@canarabank.com
2. **Name and Address of the Borrowers and Guarantors** :

MAGESHWARI T **W/O MUTHUVEL** **1105 MAPLE BLOCK 11TH FLOOR** **ORCHID SPRINGS APTS NO 54** **CHENNAI - 600076**	**M/S AGROFRESH EXIM** **GROUND FLOOR PLOT NO 12** **MKS GROUP KANDIGAI STREET** **KORATTUR CHENNAI – 600076**
A MUTHUVEL **SO ANDIAPPAN** **1105 MAPLE BLOCK 11TH FLOOR** **ORCHID SPRINGS APTS NO 54** **CHENNAI – 600076**	**M/S SUKRITHI VENTURES** **1105 11TH FLOOR MAPLE BLOCK** **NO 54 CANAL ROAD KORATTUR** **CHENNAI - 600076**

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3.	**Total liabilities as on 26/10/2026**	:	**Rs. 3,40,27,362.23/- (Rupees Three Crores Forty Lakhs Twenty Seven Thousand Three Hundred Sixty Two and Paise Twenty Three Only)** due as on 26/10/2026 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	:	https://baanknet.com
	(c) Date & Time of Auction	:	**30/11/2026 & Time** 11:00 A.M. to 12:00 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
5.	**Reserve Price**	:	**Rs.50,00,000/- (Rupees Fifty Lakhs Only)**

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 Money Deposit (EMD) referred to in (e) below.

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

c. The property can be inspected, with Prior Appointment with Authorized Officer, on **16/11/2026** 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 & 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 8291220220, Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of 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 **29/11/2026**, 5.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000/-** (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.25,000/-** (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

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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, **Specialized ARM Branch II Chennai**, IFSC Code **CNRB0007901**.

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 eAuction 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 **16/11/2026** from **11:00 A.M** to **04:00 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 **Specialized ARM Branch II Chennai**, **No 9 & 10 Sir Thyagaraya Road, Thyagaraya Nagar,**Chennai – 600 017, Ph.: 91-**9740145622 Email Id :** cb7901@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: support.BAANKNET@psballiance.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.

कृते केनरा बैंक For CANARA BANK

Authorised Officer
ARM Branch-II, Chennai-17.

Place : Chennai
Date : 31/10/2026

AUTHORISED OFFICER
CANARA BANK

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