



**ARM BRANCH MADURAI
COVERING LETTER TO SALE NOTICE**

Ref.: ARM MDU 653 SN SRI RAM APPALAM 2026-2027 NK

Date: 29/09/2026

To

- 1. M/s.Sri Ram Appalam and Chips (Borrower)**
Prop: Mr.M.Shanmugavel
Door No.49, New Street, Chinna Anuppanadi,
Chinthamani,
Madurai – 625 009.
- 2. Mr.M.Shanmugavel (Proprietor)**
S/o K.Muthusami,
Door No.4/15A, Anuppanadi Cross Street,
Chinthamani Post,
Madurai – 625 009.
- 3. Mrs.S.Maheswari (Guarantor)**
W/o M,Shanmugavel
Door No.4/15A, Anuppanadi Cross Street,
Chinthamani Post,
Madurai – 625 009.

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, ARM Branch Madurai** 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.

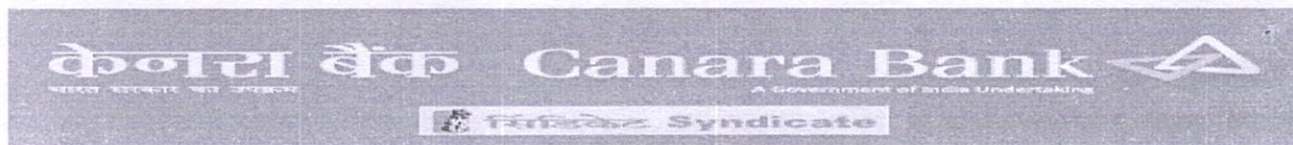
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / AUTHORISED OFFICER

**Authorized Officer,
Canara Bank
ENCLOSURE – SALE NOTICE**



ARM BRANCH MADURAI 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) 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 Constructive possession of which has been taken by the Authorized Officer of ARM Madurai Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and " Whatever there is" on **12/11/2026** for recovery of **Rs.2,42,91,690.43/-** (Rupees Two Crore Forty Two Lakhs Ninety One Thousand Six Hundred Ninety and Paise Forty Three Only) as on 01/09/2026 with further interest from 02/09/2026 + cost due to the ARM Branch, Madurai of Canara Bank from **Borrower 1.M/s.Sri Ram Appalam and Chips represented by Proprietor Mr.M.Shanmugavel & Guarantor Mrs.S.Maheswari**

The reserve price for **Property No.1** will be **Rs.1,36,94,000/-** (Rupees One Crore Thirty Six Lakhs Ninety Four Thousand only)

The reserve price for **Property No.2** will be **Rs.2,76,62,000/-** (Rupees Two Crore Seventy Six Lakhs Sixty Two Thousand only)

The earnest money deposit for **Property No.1** will be **Rs.13,69,400/-** (Rupees Thirteen Lakhs Sixty Nine Thousand Four Hundred only)

The earnest money deposit for **Property No.2** will be **Rs.27,66,200/-** (Rupees Twenty Seven Lakhs Sixty Six Thousand Two Hundred only)

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 11/11/2026**.

1.	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Vellapandian Tower, 2 nd Floor, Surveyor Colony - Mattuthavani 120 ft Road, Mattuthavani, , Madurai - 625 007.
2.	Name and Address of the Borrower & Guarantor	1. M/s.Sri Ram Appalam and Chips (Borrower) Prop: Mr.M.Shanmugavel Door No.49, New Street, Chinna Anuppanadi, Chinthamani, Madurai – 625 009. 2. Mr.M.Shanmugavel (Proprietor) S/o K.Muthusami, Door No.4/15A, Anuppanadi Cross Street, Chinthamani Post, Madurai – 625 009. 3. Mrs.S.Maheswari (Guarantor) W/o M,Shanmugavel Door No.4/15A, Anuppanadi Cross Street, Chinthamani Post, Madurai – 625 009.
3.	Total liabilities as on 01/09/2026	Rs.2,42,91,690.43/- (Rupees Two Crore Forty Two Lakhs Ninety One Thousand Six Hundred Ninety and Paise Forty Three Only) as on 01/09/2026 with further interest from 02/09/2026 + cost



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 12/11/2026 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.1,36,94,000/- (Rupees One Crore Thirty Six Lakhs Ninety Four Thousand only) The reserve price for Property No.2 will be Rs.2,76,62,000/- (Rupees Two Crore Seventy Six Lakhs Sixty Two Thousand only)
7.	Earnest Money Deposit	The earnest money deposit for Property No.1 will be Rs.13,69,400/- (Rupees Thirteen Lakhs Sixty Nine Thousand Four Hundred only) The earnest money deposit for Property No.2 will be Rs.27,66,200/- (Rupees Twenty Seven Lakhs Sixty Six Thousand Two Hundred only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 05/11/2026.
8.	The property can be inspected Date & Time	On or before 4.00 p.m. of 11/11/2026
9.	Detail of Encumbrance	No Encumbrance as on 27/09/2026
10.	Detail of litigation	No Litigation known to the Bank as on 27/09/2026,

Details and full description of the immovable property(ies):

Property No.1

Property in the name of Mr.M.Shanmugavel:

Cersai ID : 400015469818

All that Part and Parcel of Property situated at Madurai District, Madurai South Registration District, Madurai South Joint No.1 Sub-Registration District, Madurai South Taluk, Anuppanadi Village, Chinna Anuppanadi Panchayat, R.S.No.123/4 (Now R.S.No.123/4A)

a) Plot No.1 – Southern Part as Bounded on:

North by : Property belongs to M.Shanmugavel,

East by : Manicka M.R.Kuppusamy Iyer Land,

South by : Pushpavalli Site,

West by: K.Lakshmiammal Site.

Within these Measurements:

East-West on the Northern Side : 55½ ft

East-West on the Southern Side : 59 ft

South-North on the Western Side : 11¼ ft

South-North on the Eastern Side : 11¼ ft

Totally 644 Sq.ft (including road margin Area)



b) Plot No.1 – Northern Part as Bounded on:

North by : Channel,

East by : Manicka M.R.Kuppusamy Iyer Land,

South by : Panchavarnammal Site,

West by: K.Lakshmiammal Site.

Within these Measurements:

East-West on the Northern Side : 52 ft

East-West on the Southern Side : 55½ ft

South-North on the Western Side : 11¼ ft

South-North on the Eastern Side : 11¼ ft

Totally 605 Sq.ft (including road margin Area)

c) Plot No.2 as Bounded on:

North by : Thiagarajan Site,

East by : Manicka M.R.Kuppusamy Iyer Land,

South by : Maheswari Plot No.1 Site,

West by: K.Lakshmiammal Site.

Within these Measurements:

East-West on the Northern Side : 59 ft

East-West on the Southern Side : 62 ft

South-North on the Western Side : 29¼ ft

South-North on the Eastern Side : 28¼ ft

Totally 1739½ Sq.ft (including road margin Area) (Tax Assessment No.1225, E.B.S.C.No.05-062-011-424; 05-062-011-423)

Property No.2

Item No.1

All part and parcel of the property situated at Madurai District, Madurai South Registration District, Madurai South District Joint No.1 Register Office, South Taluk, Anuppanadi Village, Patta Nos. 833, 867 and 507, R.S. No.123/5A (35 cents), R.S. No.123/5B (35 cents), R.S. No.123/5C (34 cents), totaling 1 acre 4 cents converted into several plots and named as "Annai Meenakshi Avenue". Among the plot bearing **Plot Nos.11 and 12 vacant sites** having its Common Boundaries and individual measurements as follows:

North by : 23 ft width public pathway

East by : Plot No.10 belongs to Smt. Maheswari

South by : 20 ft width public pathway

West by : Plot No.13

Measurements of Plot No.11

East-West on Northern side : 30 ft

East-West on Southern side : 25½ ft

South-North on both sides : 39 ft

Totally 1082 sq.ft and road margin area 345 sq.ft. Grand Total : 1427 sq.ft.

Measurements of Plot No.12

Northern side 1st Thakku:

East-West on Northern side : 25½ ft

East-West on Southern side : 23 ft



South-North on Eastern side : 39 ft
South-North on Western side : 36 ft
Totally 909 sq.ft.

Southern side 2nd Thakku:

East-West on both sides : 18½ ft
South-North on both sides : 3 ft

Totally 55½ sq.ft. Grand Total – 964½ Sq.ft, Road portion extent : 185 sq.ft. Grand Total : 1149½ sq.ft.

Name of the Title Holder : Mr.M.Shanmugavel

Item No.2:

All part and parcel of the property situated at Madurai District, Madurai South Registration District, Madurai South District Joint No.1 Register Office, South Taluk, Anuppanadi Village, Patta Nos. 833, 867 and 507, R.S. No.123/5A (35 cents), R.S. No.123/5B (35 cents), R.S. No.123/5C (34 cents), totaling 1 acre 4 cents converted into several plots and named as "Annai Meenakshi Avenue". Among the plot bearing **Plot Nos.13 vacant sites** having its Boundaries as follows:

North by : Plot No.10 belongs to Smt. Maheswari

East by : Plot No.14

South by : 20 ft width common road

West by : Plot No.12 site

Measurements of Plot Nos.13

East-West on both sides : 30 ft

South-North on both sides : 39 ft

Totally 1170 sq.ft and road margin area 300 sq.ft. Grand Total : 1470 sq.ft.

Name of the Title Holder : Mr.M.Shanmugavel

Item No.3:

All part and parcel of the property situated at Madurai District, Madurai South Registration District, Madurai South District Joint No.1 Register Office, South Taluk, Anuppanadi Village, Patta Nos. 833, 867 and 507, R.S. No.123/5A (35 cents), R.S. No.123/5B (35 cents), R.S. No.123/5C (34 cents), totaling 1 acre 4 cents converted into several plots and named as "Annai Meenakshi Avenue". Among the plot bearing **Plot Nos.B** vacant sites having its Boundaries as follows:

North by : Public pathway

East by : Public road and its 1st thakku sites

South by : Plot No.A house site

West by : M. Shanmugavel's property

Measurements of Plot Nos.B

East-West on Northern side : 11¼ ft

East-West on Southern side : 4 ft

South-North on both sides : 136 ft

Totally 1047 sq.ft and road margin area 790 sq.ft. Grand Total : 1837 sq.ft with all pathway rights laid on the layout.

Name of the Title Holder : Mr.M.Shanmugavel



Item No.4:

All part and parcel of the property situated at Madurai District, Madurai South Registration District, Madurai South District Joint No.1 Register Office, South Taluk, Anuppanadi Village, Patta Nos. 833, 867 and 507, R.S. No.123/5A (35 cents), R.S. No.123/5B (35 cents), R.S. No.123/5C (34 cents), totaling 1 acre 4 cents converted into several plots named "Annai Meenakshi Avenue", among the plot bearing **Plot No.10 vacant site** having Boundaries and measurements as follows:

North by : 23 ft width public road

East by : Plot No.9

South by : Plot No.13

West by : Plot No.11

Measurements of Plot No. 10:

East-West on both sides : 30 ft

South-North on both sides : 39 ft

Totally 1170 sq.ft and road margin area 345 sq.ft. Grand Total : 1515 sq.ft with all pathway rights laid on the layout.

Name of the Title Holder : Mrs.S.Maheswari

Item No.5:

All part and parcel of the property situated at Madurai District, Madurai South Registration District, Madurai South District Joint No.1 Register Office, South Taluk, Anuppanadi Village, Patta Nos. 833, 867 and 507, R.S. No.123/5A (35 cents), R.S. No.123/5B (35 cents), R.S. No.123/5C (34 cents), totaling 1 acre 4 cents converted into several plots named "Annai Meenakshi Avenue". Among the plot bearing **Plot Nos.9 and 14** Particularly comprised in R.S. No.123/5A and 123/5B,. vacant sites having its Common Boundaries and individual measurements as follows:

North by : 23 ft width public road

East by : Plot No.7A and Plot No.15 site

South by : 20 ft common road

West by : Plot No.10 belongs to Maheswari and Plot No.13 belongs to Shanmugavel

Measurements of Plot No.9

East-West on both sides : 30 ft

South-North on both sides : 39 ft

Totally 1170 sq.ft and road margin area 345 sq.ft.

Grand Total : 1515 sq.ft ;/ 3 cents 208 sq.ft.

Measurements of Plot No.14

East-West on both sides : 30 ft

South-North on both sides : 39 ft

Totally 1170 sq.ft and road margin area 300 sq.ft.

Grand Total : 1470 sq.ft / 3 cents 163 sq.ft.

i.e. Plot Nos.9 and 14 together = 2985 sq.ft / 6 cents 371 sq.ft.

Name of the Title Holder : Mr.M.Shanmugavel

Item No.6:

All part and parcel of the property situated at Madurai District, Madurai South Registration District, Madurai South District Joint No.1 Register Office, South Taluk, Anuppanadi Village, Patta No. 833, 867 and 507, R.S.No. 123/5 A [35 Cents] R.S.No. 123/5 B [35 Cents] R.S.No. 123/5 C [34 Cents] totally 1 acre 4 Cents converted into several plots and named as "Annai Meenakshi Avenue"; among the plot bearing **Plot No. 15** particularly comprised in R.S.No. 123/5B; vacant sites having its common boundaries and individual measurements as follows:-

North by: Plot No. 7A site

East by: Plot No. 16 site

South by: 20ft; width road

West by: Plot No. 14



Within these measuring East-West on both sides 30ft; South-North on both sides 39ft; Totally 1170 sq.ft, and Road margin area an extent 300 sq.ft, Grand total 1470sq.ft; (3 cents163sq.ft) with all

pathway rights laid on the layout.

Name of the Title Holder : Mr.M.Shanmugavel

Item No 1 to 6 = 8,943.50 Sq.ft of Vacant Site with Road Margin Area of 2910 Sq.ft with Grand Total Area of 11,853.50 Sq.ft

For detailed terms and conditions of the sale please refer the website "<https://baanknet.com/>" or may contact Chief Manager, Canara Bank, ARM Branch, Madurai. (Ph. No. 0452-2335348 Cell No.94890 46509 during office hours on any working day).

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 11/11/2026 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) **Rs.13,69,400/- (Rupees Thirteen Lakhs Sixty Nine Thousand Four Hundred only) for Property No.1 & Rs.27,66,200/- (Rupees Twenty Seven Lakhs Sixty Six Thousand Two Hundred only) for Property No.2** 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 11/11/2026 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) 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/-** (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 11/11/2026 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

कृते केनारे बैंक/For CANARA BANK

अधिकृत अधिकारी/AUTHORISED OFFICER

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Date : 29/09/2026
Place : Madurai

Authorised Officer
Canara Bank