



ARM BRANCH MADURAI

COVERING LETTER TO SALE NOTICE

Ref.: ARM MDU 235 SN RAJAVADIVU SKN 2024-2025

Date : 28/08/2024

To

- 1) Smt. Muthupandiammal (Legal Heir of Late Sri. K. Rajavadivu)
W/o. Mr. Rajavadivu (late),
Door No. 4, Thiruvappudaiyar koil Melamada street,
Sellur, Madurai – 625002.
- 2) Smt. Sivaranjani @ Muthulakshmi (Legal Heir of Late Sri. K. Rajavadivu)
D/o Mr. Rajavadivu (late),
Door No. 4 Thiruvappudayar Koil Melamada Street,
Sellur, Madurai – 625002.
- 3) Sri. K R Balamurugan (Legal Heir of Late Sri. K. Rajavadivu)
S/o Mr. Rajavadivu (late),
Door No. 4, Thiruvappudayar Koil Melamada Street,
Sellur, Madurai – 625002.
- 4) Smt. R. Saranya (Legal Heir of Late Sri. K. Rajavadivu)
D/o Mr. Rajavadivu (late),
Door No. 4, Thiruvappudayar Koil Melamada Street,
Sellur, Madurai – 625002.
- 5) Smt. R. Kasammal
W/o Mr. Ramar
Door No. 4, Mela Mada Street, Sellur,
Madurai – 625002.
- 6) Smt. Karuthammal (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam)
W/o. Sri. Mookiah.
Door No. 4, Thiruvappudaiyar koil, Melamada Street,
Sellur, Madurai – 625002.
- 7) Smt. Muthu @ Muthulakshmi (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam)
D/o Sri. Karuppathevar (late),
Door No. 4, Thiruvappudaiyar Koil Street, Melamada Street,
Sellur, Madurai – 625002.
- 8) Sri. K. Pounraj (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam)
S/o Sri. Karuppathevar (late),
Door No. 4, Thiruvappudaiyar koil Melamada street,
Sellur, Madurai – 625002.



9) Sri. K. Ukkirapandi (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam)
S/o Sri. Karuppathevar (late),
Door No. 4, Behind Thiruvappudayar kovil,
Sellur,
Madurai – 625002.

10) Sri. R. Thangapandi
S/o Sri. Ramar,
Door No. 4, Thiruvappudaiyar koil Melamada street,
Sellur, Madurai – 625002.

11) Sri. S. R. Thangaraman
S/o. Sri. Ramar
Door No. 2A Muthaiah Chettiyar Padithurai Road,
Sellur, Madurai – 625002.

12) Sri. R. Sonaimuthu,
S/o Sri. Ramar
Door No. No. 3/333, Parasurampatti,
Moondrumavadi,
K. Pudhur, Madurai – 625007

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, I, on behalf of **Canara Bank, ARM Madurai branch**, have taken 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 Madurai Branch**.

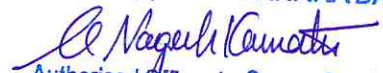
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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,

जते केनरा बैंक / For CANARA BANK


Authorized Officer / प्राधिकृत अधिकारी
आर एम शाखा, मदुरै / ARM Branch, Madurai.
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 Authorised Officer ARM Madurai Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **30/09/2024** for recovery of **Rs. 10,44,92,156.24 (Rupees Ten Crores Forty Four Lakhs Ninety Two Thousands One Hundred Fifty Six and Paise Twenty Four Only)** as on 31/07/2024 with further interest from 01/08/2024 + cost due to the ARM Branch, Madurai of Canara Bank from **Smt. R. Kasammal, Legal Heirs of Late Sri. K. Rajavadivu and Legal Heirs of Late Sri. Karuppathevar and Smt. Muthupakkiam.**

The reserve price for **Property No.1** will be **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs only)**

The earnest money deposit for **Property No.1** will be **Rs.18,00,000/- (Rupees Eighteen Lakhs only)**

The reserve price for **Property No.2** will be **Rs.18,60,000/- (Rupees Eighteen Lakhs Sixty Thousands only)**

The earnest money deposit for **Property No.2** will be **Rs.1,86,000/- (Rupees One Lakh Eighty Six Thousands only)**

The reserve price for **Property No.3** will be **Rs.7,60,000/- (Rupees Seven Lakh Sixty Thousands only)**

The earnest money deposit for **Property No.3** will be **Rs.76,000/- (Rupees Seventy Six Thousands only)**

The reserve price for **Property No.4** will be **Rs.17,70,000/- (Rupees Seventeen Lakhs Seventy Thousands only)**

The earnest money deposit for **Property No.4** will be **Rs.1,77,000/- (Rupees One Lakh Seventy Seven Thousands only)**

The reserve price for **Property No.5** will be **Rs.3,86,00,000/- (Rupees Three Crores Eighty Six Lakhs only)**

The earnest money deposit for **Property No.5** will be **Rs.38,60,000/- (Rupees Thirty Eight Lakhs Sixty Thousands only)**

The reserve price for **Property No.6** will be **Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakhs only)**

The earnest money deposit for **Property No.6** will be **Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand only)**

The Earnest Money Deposit shall be deposited on or before **4.00 p.m. of 29/09/2024.**



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

Items in Property No.1

All that part and parcel of Land and Building existing and /or to be constructed thereon shown hereunder together with easementary and appurtenant thereto at Madurai Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10, now Corporation Ward No. 16, North Madurai, Sellur Village,

Out of property No. 1, item No.1: **T.S. No.1403/1** Comprising Site and Super Structure identified as portion of **Door No. 2** to an extent of **2048.75 Sq. feet** of property abounded by :

Boundaries:

North : Common Wall and house of Mr. Rajavadivu, Mr. Pounraj & Mr. Ukkirapandi.

South : 20 feet wide Muthiahah Padithurai Road.

East : Common Wall and House of Mrs. Kasammal.

West : House of Mr. K. Perumal and Factory premises of Mr. Pitchairaman.

Measuring

East - West on Northern Side 27 ½ feet

East - West on Southern Side 27 ½ feet

North – South on Eastern Side 74 ½ feet

North – South on Western Side 74 ½ feet

Totally 2048.75 Sq. feet.

Out of property No. 1, item No.2: **T.S. No.1403/1** Comprising Site and Super Structure identified as portion of **Door No. 11** to an extent of **1501.50 Sq. feet** of property abounded by:

Boundaries:

North : ThiruvappudaiyarkovilMudaliyar 3rd street.

South : Common Wall and Property of R. Vasantha.

East : Common Wall and Property of K. Chandramohan.

West : Pichairaman vagaiyara Dyeing factory building.

Measuring

East - West on Northern Side 28 ½ feet

East - West on Southern Side 27 ½ feet

North – South on Eastern Side 56 feet

North – South on Western Side 57 ¼ feet

Totally 1501.50 Sq. feet.

Out of property No. 1, item No.3: **T.S. No.1403/B, Door No. 2A** In that **Northern portion** is Abounded by:

North :Thiruveppudaiyarkovilmudaliyar 3rd street.

South : Common Wall and Property of Mrs. R. Kasammal.

East : House of Mr. Soundararajan

West : Common wall and property of Smt. Chandra.

Measuring



East – West on Northern Side 32 ½ feet
East – West on Southern Side 35 ¼ feet
North – South on Eastern Side 75 ¾ feet
North – South on Western Side 72 ¼ feet
Totally **1766 ¾ Sq. ft.**

Out of property No. 1, item No.4: **T.S. No.1403/B, Door No. 2A** In that **Southern portion** is Abounded by:

North : Common Wall & House of Mr. K. Chandramohan.
South : Muthaiah Chettiyar Padithurai Road and Cross lane.
East : Wall and Property sold by Mrs. Deivendra Ammal.
West : Common wall and M.R.S. Mani Vagaiyara Property.

Measuring

East - West on Northern Side 22 ¼ feet
East - West on Southern Side 22 ¼ feet
North – South on Eastern Side 59 feet 10 ½ Inches.
North – South on Western Side 59 feet 4 ½ Inches.
Totally **1327 Sq. ft.**

Property No.2

All that part and parcel of the Land and Building at Madurai Registration District, Chokkikulam Sub Registration District, , **TS No. 2153, Door No. 7** thiruvapudaiyar kovil west mada street, comprising site and Superstructure abounded by:

North : House of Mrs. Jeyamani Ammal in T.S. No. 2152
South : Property of Mr. Veerappa chettiar In T.S. No. 2154
East : Thiruvappudaiyar Kovil West Mada Street
West : Property in T.S. No. 2149

Measuring

East - West on Northern Side 60 feet
East - West on Southern Side 60 feet
North – South on Eastern Side 20 feet
North – South on Western Side 20 feet
Totally **1200 Sq. ft.**

Property No.3

All that part and parcel of the Land and Building at Periyakulam Registration District, Sindhupatti Sub Registration District, Poruppumettupatti Village, Ward No. 1, Natham **S. No. 36/2** Comprising Hectare 3.07.0 Acres. In that a portion measuring **801 Sq. feet** comprising site and superstructure erected thereupon abounded by:

North : Property of Sri. Karuppa thevar
South: House of Sri. Gurunathan and Vacant site of Mr. Murugan
East : Property of Sri. Karuppa Thevar.
West : North – South Road



Measuring

East - West Side 36 feet

North – South Side 22 ¼ feet

Totally 801 Sq. ft. with all its appurtenances etc.,

Property No.4

All that part and parcel of the Land and Building at Madurai North Registration District, Chokkikulam Sub Registration District, Madurai Town, Survey Ward No. 10 at Present Corporation Ward No. 3, Sellur Village, **TS No. 2158, Door No. 4** thiruvapudaiyar kovil mela mada street, comprising site and Dwelling house abounded by:

North : Okkur VR Rama Rama Padasalai

South : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

East : Mela Mada Street

West : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

Measuring

East - West Side 14 feet

North – South Side 85 feet

Totally **1190 Sq. ft.** with all its appurtenances etc.,

Property No.5

All that part and parcel of the Land and Building at Madurai North Registration District, Chokkikulam Sub Registration District, Madurai Town, Town Survey Ward No. 10 at Present Corporation Ward No. 3, Sellur Village, **TS No. 1821 & 1822, Door No. 23, 24, 25, 26, 26A & 26A/2**, Ahimsapuram West street, comprising site and Dwelling house Measuring totally **13182 Sq. feet** (Excluding Road area) with all its appurtenances etc., abounded by:

North : Okkur VR Rama Rama Padasalai

South : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

East : Mela Mada Street

West : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar

Measuring, totally **13182 Sq. feet**(Excluding Road area) with all its appurtenances etc.,

Property No.6

All that part and parcel of the Land and Building at Madurai North Registration District, Chokkikulam Sub Registration District, Madurai Town, Town Survey Ward No. 10 at Present Corporation Ward No. 18, Sellur Village, **TS No. 1821, Door No. 3 & 5**, Ahimsapuram Mela Street, comprising site and Dwelling house abounded by:

North : Property of Mr. Lourudhu.

South : 5 Feet wide public land of Mr. Subramania Konar Land.

East : 20 feet North - South Ahimsapuram Mela Street.

West : Property of Mr. Chidambaram Chettiyar and Mr. Palaniappan Chettiyar



The property is Measuring totally **6421 Sq. feet (Including Road Area)**. However, the actual extent of the property is **4657 Sq. feet (Excluding Road Area)**.

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 Chief Manager, Canara Bank,, ARM Branch, Madurai. (Ph. No. 0452-2335348 Cell No.94890 46509 during office hours on any working day).

कृते केनरा बैंक / For CANARA BANK

Authorised Officer / प्राधिकृत अधिकारी
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.
Authorised Officer
Canara Bank

Place : Madurai

Date : 28/08/2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28/08/2024

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, St. Mary's Campus, Circle Office, First Floor, East Veli Street, Madurai - 625 001.
2	Name and Address of the Borrower (s)/ Guarantor(s)	1) Smt. Muthupandiammal (Legal Heir of Late Sri. K. Rajavadivu) S/o Sri. Karuppathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002. 2) Smt. Sivaranjani @ Muthulakshmi (Legal Heir of Late Sri. K. Rajavadivu) D/o Mr. Rajavadivu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002. 3) Sri. K R Balamurugan (Legal Heir of Late Sri. K. Rajavadivu) S/o Mr. Rajavadivu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002. 4) Smt. R. Saranya (Legal Heir of Late Sri. K. Rajavadivu) D/o Mr. Rajavadivu (late), 4 Thiruvappudayar Koil Melamada Street, Sellur, Madurai – 625002. 5) Smt. R. Kasammal W/o Mr. Ramar No. 4, Mela Mada Street, Sellur, Madurai – 625002. 6) Smt. Karuthammal (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) W/o. Sri. Mookiah. 4, Thiruvappudaiyar koil, Melamada Street, Sellur, Madurai – 625002. 7) Smt. Muthu @ Muthulakshmi (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) D/o Sri. Karuppathevar (late), 4, Thiruvappudaiyar Koil Street, Melamada Street, Sellur, Madurai – 625002. 8) Sri. K. Pounraj (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) S/o Sri. Karuppathevar (late), 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002. 9) Sri. K. Ukkirapandi (Legal Heir of Late Sri. Karuppathevar and Smt. Muthupakkiam) S/o Sri. Karuppathevar (late), No. 4, Behind Thiruvappudayar kovil,



		Sellur, Madurai – 625002. 10) Sri. R. Thangapandi S/o Sri. Ramar 4, Thiruvappudaiyar koil Melamada street, Sellur, Madurai – 625002. 11) Sri. S. R. Thangaraman S/o. Sri. Ramar 2A Muthaiah Chettiyar Padithurai Road, Sellur, Madurai – 625002. 12) Sri. R. Sonaimuthu (Borrower) S/o Sri. S. Ramar No. 3/333, Parasurampatti, Moondrumavadi, K. Pudhur, Madurai – 625007
3	Total liabilities as on 31/07/2024	Rs. 10,44,92,156.24 (Rupees Ten Crores Forty Four Lakhs Ninety Two Thousands One Hundred Fifty Six and Paise Twenty Four Only) with further interest from 01/08/2024 + cost due to the ARM branch Madurai of Canara Bank.
4a)	Mode of Auction :	E-Auction
b)	Details of Auction service provider :	M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com/ support.ebkray@procure247.com
c)	Date & Time of Auction :	30/09/2024 & 12.00 p.m. to 01.00 p.m.
d)	Portal of E-Auction :	https://ebkray.in/
5a)	Reserve Price	The reserve price for Property No.1 will be Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs only) The earnest money deposit for Property No.1 will be Rs.18,00,000/- (Rupees Eighteen Lakhs only)
b)	EMD & last date of deposit of EMD:	The reserve price for Property No.2 will be Rs.18,60,000/- (Rupees Eighteen Lakhs Sixty Thousands only) The earnest money deposit for Property No.2 will be Rs.1,86,000/- (Rupees One Lakh Eighty Six Thousands only) The reserve price for Property No.3 will be Rs.7,60,000/- (Rupees Seven Lakh Sixty Thousands only) The earnest money deposit for Property No.3 will be Rs.76,000/- (Rupees Seventy Six Thousands only) The reserve price for Property No.4 will be Rs.17,70,000/- (Rupees Seventeen Lakhs Seventy Thousands only) The earnest money deposit for Property No.4 will be Rs.1,77,000/-



	(Rupees One Lakh Seventy Seven Thousands only) The reserve price for Property No.5 will be Rs.3,86,00,000/- (Rupees Three Crores Eighty Six Lakhs only) The earnest money deposit for Property No.5 will be Rs.38,60,000/- (Rupees Thirty Eight Lakhs Sixty Thousands only) The reserve price for Property No.6 will be Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakhs only) The earnest money deposit for Property No.6 will be Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand only) The Earnest Money Deposit shall be deposited on or before 4.00 p.m. of 29/09/2024.
6	Other terms and conditions :
a)	Auction/bidding shall be only through "Online Electronic Bidding" through the website https://ebkgray.in/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
b)	The property can be inspected, with prior appointment of Authorised Officer, ARM Branch, Madurai.
c)	The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
d)	EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkgray) 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 4.00 p.m. of 29/09/2024.
e)	Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com / support.ebkray@procure247.com https://ebkgray.in/
f)	After payment of the EMD amount through M/s PSB Alliance Private Limited (E-bkgray) portal directly or by generating the Challan the intending bidders should submit a copy of the following documents/details on or before 4.30 p.m. of 29/09/2024 to Canara Bank, ARM Branch, Madurai by email. i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. ii) Bidders Name, Contact No., Address, E Mail Id.



g)	The intending bidders should register their names at portal https://ebkray.in and get their User ID and password free of cost. M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com / support.ebkray@procure247.com https://ebkray.in/
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.25,000/- (Rupees Twenty Five Thousand Only) . The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
j)	The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately or on the next working day on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him/her shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
k)	For sale proceeds of Rs. 50.00 lakhs (Rupees Fifty lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
l)	All charges for conveyance, stamp duty/GST, registration charges, etc., as applicable shall be borne by the successful bidder only.
m)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction at any time without assigning any reason thereof.
n)	For further details contact Authorised Officer, Canara Bank, ARM Branch, Madurai (Ph. No. 0452-2335348, Cell No.94890 46509) E-mail id : cb6291@canarabank.com OR the service provider M/s PSB Alliance (Ebkray), Mobile : 7046612345 / 6354910172 / 8291220220 Email : support.ebkray@psballiance.com / support.ebkray@procure247.com https://ebkray.in/

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 / प्राधिकृत अधिकारी
ए आर एम शाखा, मदुरै / ARM Branch, Madurai.

Place : Madurai
Date : 28/08/2024

Authorised Officer
Canara Bank

