Submitted By Asset Recovery Management Branch Madurai	Submitted To R&L Section,Circle Office, Madurai
REF:ARM MDU 719 SAMYUKTHA TRAVELS RP FIX 2026-2027 GK	**Date: 08.10.2026**

Sub: Fixation of Reserve Price for Auction sale under SARFAESI Act in the account of M/s.Samyuktha Travels- Specialised ARM Branch Madurai (6291)

I. Borrower Profile:

Name of the Branch	Specialized ARM Branch Madurai (6291)
Name Of the Borrower	M/s. SAMYUKTHA TRAVELS (Prop-Nithiya L)

Details of Limits & Liabilities (Rs. In Lakhs)

Account Number	Sanc Date	Limit	Book Liability	Contractual Liability	Sanctioning Authority
170006845860	13.12.2022	100.00	65.44	71.96	AGM-KARAIKUDI
Total		100.00	65.44	71.96	

Date of NPA	20.06.2026	Asset Class	SS
Line of Activity	Passenger Bus Travels		
SECURITY DETAILS	As mentioned in Para II.		
SARFAESI DETAILS	Date of Demand Notice	22.06.2026	
	Paper Publication of DN	23.06.2026	
	Date of Possession Notice	02.09.2026	
	Paper Publication of PN	06.09.2026	
	CJM Status	Not Applicable-Vacant Land	
	CERSAI id	400067762552	
	CGTMSE	Claim initated on 09.10.2026	
Total Recovery	After NPA: Nil Total : Nil		

II. Present Proposal:

✓ To fix Reserve Price for Auction Sale under SARFAESI Act in the account of M/s Samyuktha Travels - Specialised ARM Branch Madurai (6291)

(Rs. In lakhs)

Details of the property	Previously Fixed RP	RP Recommended by Branch
PROPERTY NO. 1 (VACANT LAND) All that part and parcel of the property in Sivagangai District, Karaikudi Registration District, Devakottai Sub-District, Devakottai Taluk, Unchanai Group, Ilampulivayal Village, Surveyed as S.No 434/1B Part, Now Sub-divided as S.No 434/1B1, Punja land, with an extent of 1 Acre 50 Cents (i.e) 0.61.0 Hectares out of 1 Acre 75 Cents (i.e) 0.70.90 Hectares (remaining Eastern 20 Cents and Western side Southern portion 5 Cents (i.e) 25	-	22.50

Cents) Four Boundaries: North-Karaikudi Taluk Limit. South - S.No 434/6B1 belongs to SP.Kaliammal and Punja lands, S.No 434/6B2 belongs to S.Kaliyammal and S.No 434/2A belongs to M.Karuppiah and S.No 434/3D belongs to M.Karuppiah and Rakkan. East-Punja land S.No 434/1B Part belongs to V.R.Indira. West-S.No 434/1A belongs to V.Siravili Vagaiyarah (Boosthithi Road). Name of the Title Holder : Mrs.Nithiya K, W/o.Mr .Karthik		

Valuer details	VR date		MV	RV	DV	GLR
Present Valuation by Er.A.Arivazhagan	06.10.2026	Vacant Land	24.75	22.28	21.04	3.00
Present Valuation by Er.R.Anbalagan	05.02.2026		*24.15*	21.74	20.53	3.00
Present Valuation by Er.R.Anbalagan	11.10.2022		*21.00*	17.85	16.80	0.60

Remarks:
Comparing the present realizable value with value at the time of sanction, the value increased 24.82 %.

IV. BRIEF DESCRIPTION:

- ✓ M/s. Samyuktha Travels is a proprietorship concern established in 2022.Mrs.Nithiya K is a Proprietor of the firm.
- ✓ Borrower approached our Karaikudi main branch for availing TL under MSME service sector to purchase two buses.
- ✓ The Vacant Land is located Karaikudi.
- ✓ Karaikudi branch sanctioned an TL limit of Rs.100.00 Lacs under MSME Hybird scheme in 2022 .
- ✓ The account slipped into NPA on 20.06.2026.
- ✓ Branch approached the borrower for regularization of the account but he didn't respond. Hence SARFAESI actions was initiated by issuing a demand notice on 22.06.2026, and a possession notice on 02.09.2026.
- ✓ Account was transferred to the ARM branch on 15.07.2026.
- ✓ In view of above ,We are recommend for fixing the Reserve Price of Rs.22.50 lakhs(Vacant Land).

V. DRT STATUS:

OA NO	FILING DATE	NEXT HEARING	ADV NAME	STATUS
503/2026	25/09/2026	25/11/2026	SUKUMAR	PENDING REGISTARATION STAGE

VI. DELEGATION OF POWERS:

- Loan was sanctioned by AGM Karaikudi.
- Proposed RP is fixed at Realizable Value.

As Per HO Circular IC 258/2026,

- The Reserve Price shall be fixed for the First Instance depending upon the market condition, the nature of securities etc., at a price not less than Guideline rate (GLR) in case if GLR is more than the realizable value of the security. In other cases wherever the GLR is less than the realizable Value of security, in all such cases reserve price to be fixed at a value not less than Realizable Value (RV) as prescribed by the Valuer in the latest valuation report obtained after account becoming NPA and not more than 1-year-old.

- In other cases wherever the GLR is less than the Realizable Value of security,delegation to fix RP at or above Realizable Value by the authorities as below (Table5.10.2):

- Loans & Advances sanctioned by branches coming directly under Circle (other than Loans under the follow up of ARM/SAM branches which are sanctioned by officials up to scale IV) and loans and advances sanctioned up to DGM-CO-CAC at Circle Office

- Hence the present proposal is placed before **DGM-CO-CAC.**

Officer

Manager

Senior Officer

Chief Manager