

Our Ref: CB ARM: TRY: SUBHA/SEP SALE/2026/SID

Date: 28-08-2026

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

To

1. M/s SUBHA LAKSHMI AGRO FOODS

Partnership Firm Represented by Partners,

Mr. Shanmugasundaram S R &

Mrs. Poonkodi S

349 PAALIMEDU TEA KADAI BUS STOP

KASPAPETTAI

ERODE 638115

..... Borrower

2. Mr. Shanmugasundaram S R

S/O Rangasamy

Door No 45 Greens Village

Kallagoundanpalayam,

Kaspapettai Po Nathagoundenpalayam

Erode – 638 115

..... Partner/Mortgagor

3. Mrs. Poonkodi S

W/O Shanmugasundaram

Door No 45 Greens Village

Kaspapettai Po Nathagoundenpalayam

Erode – 638 115

..... Partner

Dear Sir,

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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank **ARM TRICHY 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 **ARM TRICHY Branch** of Canara Bank. 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 thereunder, 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.

केनरा बैंक **CANARA BANK**


Authorised Officer,
Canara Bank

ENCLOSURE - SALE NOTICE



Asset Recovery Branch (ARM Branch)
1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.
E-mail id : cb6818@canarabank.com Phone: 0431-2416067

Confidential



(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, TRICHY

Our Ref: CB ARM: TRY: SUBHA/SEP SALE/2026/SID

Date: 28-08-2026

CERSAI ID: 400083246298

CERSAI ID: 400083246234

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 property mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" basis on **22-09-2026** for recovery of Rs. 9,98,05,422/- (Rupees Nine Crore Ninety-Eight Lakhs Five Thousand Four Hundred and Twenty Two Only) due to the Secured Creditor from M/s Subha Lakshmi Agro Foods, Partners -1.Mr. Shanmugasundaram S R and 2.Mrs.Poonkodi S.

The reserve price for

Property - 1: Property in the name of Mr. Shanmugasundaram S R: Rs. 3,33,45,000/- (Rupees Three Crore Thirty Three Lakhs Forty Five Thousand Only)

Property - 2: Property in the name of Mr. Shanmugasundaram S R: Rs. 1,65,30,000/- (Rupees One Crore Sixty Five Lakhs Thirty Thousand Only)

The Earnest Money Deposit for

Property - 1: Property in the name of Mr. Shanmugasundaram S R: Rs. 33,34,500/- (Rupees Thirty Three Lakhs Thirty Four Thousand Five Hundred Only)

Property - 2: Property in the name of Mr. Shanmugasundaram S R: Rs. 16,53,000/- (Rupees Sixteen Lakhs Fifty Three Thousand Only)

1	Name and Address of the Secured Creditor	Canara Bank, ARM TRICHY Branch
2	Name and Address of the Borrower & Guarantor	1. M/s SUBHA LAKSHMI AGRO FOODS Partnership Firm Represented by Partners, Mr. Shanmugasundaram S R & Mrs. Poonkodi S

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KASPAPETTAI
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..... Borrower

2. Mr. Shanmugasundaram S R

S/O Rangasamy
Door No 45 Greens Village
Kallagoundanpalayam,
Kaspapettai Po Nathagoundenpalayam
Erode – 638 115

..... Partner/Mortgagor

3. Mrs. Poonkodi S

W/O Shanmugasundaram
Door No 45 Greens Village
Kaspapettai Po Nathagoundenpalayam
Erode – 638 115

..... Partner

3 Total liabilities as on 26/08/2026

Rs. 9,98,05,422/- (Rupees Nine Crore Ninety-Eight Lakhs Five Thousand Four Hundred and Twenty Two Only)

- 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)
22/09/2026, 12:30 HRS TO 13:30 HRS
TRICHY (Online)

5 Details of Property/ies

Property 1

All that part and parcel of the property together with RCC Terraced Building constructed there on, situated at Salem District, Salem West Registration district, Salem West Joint No. 1 Sub Registration District, Salem Taluk, Kannankurichi Village and Town Panchayat, Patta No. 384, S.F.No. 122/2, N.Hec.1.30.5 (for this Ac.3.23) is as per Sub Division Patta No. 1917, New S.F.No. 122/2A1A1A, N.Hec.1.11.99 is Kist Rs.17.50 for this as per New Sub Division, at present patta No. 3333, S.F.No. 122/6A, N.Hec.0.19.12 is Kist Rs.3.00 is (Ac.0.47- ¼ cent) entire extent of land, again

Patta No. 384, R.S.No. 121/1, N.Hec.0.83.5 is (Ac.2.07) is Kist Rs.13.06 for this as per Sub-Division Patta No. 1698, New S.F.No.121/1A1, N.Hec.0.71.5 is Kist Rs.11.20 (Ac.1.76- ¾ cent) in this as per sub-Division Patta No. 1698, S.F.No. 121/1A1A, N.Hec.0.69.24 is Kist Rs.10.80, as per New Sub-Division Patta No. 1698, S.F.No.121/1A1A1A1, N.Hec.0.62.51 is Kist Rs.9.75 (Ac. 1.54- ¼ Cent), in this at present as per new Sub-Division Patta No. 3414, S.F.No. 121/5B, N.Hec.0.16.31 is N.Ac.0.41- ¼ Cent is Kist Rs.2.50 entire extent of land and at present as per new Sub Division Patta No. 3333, S.F.No.121/5A, N.Hec.0.1.61 is (N.Ac.0.04) is Kist Rs.0.25 entire extent of



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land. i.e 3 survey Nos. totally measuring N.Ac.0.91- ½ Cent entire extent of land is situated within the following boundaries.

East of : Property connecting S.F.No.120

West of : Remaining N.Ac.0.42- ¾ cent belong to T.Thambidurai

North of : East West town panchayat road,

South of : Remaining land belongs to T.Thambidurai

In this admeasuring N.Ac.0.91- ½ cent entire extent of land. The said land along with RCC Terrace house therein measuring 55 Sq.Mt. (22 X 27) on the upstairs R.C.C Terrace farm house therein measuring 25 Sq.Mt (27 X 10) including door, frame, window, kattukoppu, equipment etc.

The said house connecting with Electric Connection No. SC No. 656 along with well 1 No. therein. The said well connecting with 5 HP Electric Pump Set 1 No., Borewell 1No., etc. For the said property Door No. 93A, Tax Assessment No. 679.

For the said Property pathway rights, which is mentioned in the boundaries via, entire pathways via, taking vehicle, heavy vehicle, to use as passage and entire easement rights etc. The said property situated within the limit of Kannagkurichi Town Panchayat Board.

Property 2

All that part and parcel of the property together with any Building constructed there on, situated at Tiruppur Registration district, Palladam Sub Registration District, Palladam Taluk, Palladam panchayat union, 63 Velampalayam Panchayat Board Limit, 63 Velampalayam Village, in this, Patta No. 546, S.F.No. 66/2, P.Ac.6.49 is Kist Rs.7.50 in this,

South of : S.F.Nos. 65, 68

North of : 'C' Schedule property belongs to venkadachalam

West of : North-South Road,

East of : S.F. No. 66/1A

In this admeasuring P.Hec.0.32.0 or P.Ac.0.79 is Kist Rs. 0.88 extent of land

The said property at present as per Sub Division S.F.No. 66/2A. At presently New Sub Division Nos. 66/2A1 & 66/2A3.

Patta No. 547, again S.F. No. 66/2 in this on the East North-South portion left for pathway measuring P.Ac.0.04- ¼ cent in this common P.Hec.0.00.8 or P.Ac.0.02 is Kist Rs.0.05 extent pathway

The said pathway at present as per Sub Division S.F. NO. 66/2B

i.e., totally measuring P.Hec.0.32.8 or P.Ac.0.81 is Kist Rs.0.93 extent of land

For this pathway rights through the mamul pathway rights etc.



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6	Reserve Price (Please note to mention separately for each property)	Property - 1: Rs. 3,33,45,000/- (Rupees Three Crore Thirty Three Lakhs Forty Five Thousand Only) Property - 2: Rs. 1,65,30,000/- (Rupees One Crore Sixty Five Lakhs Thirty Thousand Only)
7	Earnest Money Deposit	Property - 1: Rs. 33,34,500/- (Rupees Thirty Three Lakhs Thirty Four Thousand Five Hundred Only) Property - 2: Rs. 16,53,000/- (Rupees Sixteen Lakhs Fifty Three Thousand Only)
8	The property can be inspected Date & Time	On or before 21/09/2026 between 11.00 AM TO 4.00 PM.

9. Other terms and conditions:

- 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 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on or before 21/09/2026 between 11.00 AM TO 4.00 PM..
- 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).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 33,34,500/- (Property 1)** and **Rs. 16,53,000/- (Property 2)** being 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 21/09/2026 at 4.00 PM.

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- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- 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. 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 TRICHY Branch, IFSC Code CNRB00006818.
- 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 e-Auction 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

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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 or before 21/09/2026 between 11.00 AM TO 4.00 PM..
- 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 the authorized officer, Canara Bank, ARM BRANCH Trichy, Ph. No./Mobile No. 9489045912, 9500980927 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

Place: TRICHY
Date: 28/08/2026



केनरा बैंक CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer
Authorised Officer
Canara Bank