



SALE NOTICE

ASSET RECOVERY MANAGEMENT BRANCH, COIMBATORE

Refinance Syndicate

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 property mortgaged/charged to the Secured Creditor, the Symbolic/Constructive possession of which has been taken by the Authorized Officer of concerned branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.05.2024 for recovery of below mentioned amount due to the Asset Recovery Management Branch of Canara Bank, Coimbatore from the below mentioned borrowers :

1. Name and Address of the Borrowers and Guarantors : [1.] M/s. S D Cold Storage, 3/285, No.3, Komarapalayam, Mallur P O, Rasipuram Taluk, Namakkal District - 636 203, [2.] Mrs.S.Rajalakshmi, W/o Sri M Subramanian, No.90, No.3, Komarapalayam, Mallur P O, Rasipuram Taluk, Namakkal District - 636203, [3.] Mrs. Cynthia Devi, Legal Heir of late Subramanian, No.90, No.3, Komarapalayam, Mallur P O, Rasipuram Taluk, Namakkal District - 636 203, [4.] Mrs Deepa, Legal heir of late Subramanian, No.90, No.3, Komarapalayam, Mallur P O, Rasipuram Taluk, Namakkal District - 636 203, [5.] Ms. Harshetha, Minor, Represented by Guardian Mrs. Deepa, Legal heir of late Subramanian, No.90, No.3, Komarapalayam, Mallur P O, Rasipuram Taluk, Namakkal District - 636 203.

Total liabilities as on 31.03.2024 : Rs. 16,89,34,236.43 (Rupees Sixteen crores Eighty Nine lakhs Thirty Four thousand Two hundred Thirty Six and paise Forty Three only) with further interest and other incidental charges thereto incurred by the Bank.

Description of the property : **ITEM NO.1 :** All that part and parcel of the property, land and building having an extent of 0.1664 Sq.Meters in this East-West on the North, East-West on the South 31 Mtr, North-South on the East from South 37.2 Mtrs from there slightly towards west 2.6 mtrs, 2 mtrs, 5 mtrs, towards north 11 mtrs, towards east 2.8 mtrs and towards north 16 mtrs. North-south on the West from south 7.5 mtrs, 1.4 mtrs, 24.5 mtrs towards west 0.6 mtrs, towards North 12.8 mtrs, towards East 17.5 mtrs, towards North 8.4 mtrs, 2.4 mtrs and 19.7 mtrs land totaling 18,000 Sq.Ft as per V.A.O Certificate 17.911 Sq.Ft and building 12031 Sqft in S.F.No.231/1 as per Sub division T.S.No.54/1B at Namakkal District, Rasipuram Sub Registration District, Rasipuram Taluk, Koneripatti Village, D.No.154A, 156,157. As per Rasipuram Town Survey, Ward 22, Aringar Anna Salai, Ward D, Block 8, Old ward-17 with the following boundaries: North of : R.K Subramanian Property As per V.A.O Certificate East-West Lane, East of : Rukmani, Kanchana and others property, South of : East West Thar Salai As per V.A.O.Certificate Attur Main Road, West of : Rukmani, Kanchana and others property. As per V.A.O.Certificate Duraisamy and others property. With all pathway rights and easementary rights etc as prescribed in the title deed.

Reserve Price : Rs.5,58,00,000/- EMD: Rs.55,80,000/- BID MULTIPLIER : Rs.1,00,000/-
The Earnest Money Deposit shall be deposited on or before 15.05.2024 before 5.00 P.M.

2. Name and Address of the Borrowers and Guarantors : [1.] M/s.Indhirani Construction, Prop : Poongodi, 693, Kuthiraikalmedu, Kadappanallur P O, Bhavani Taluk, Erode - 638 311, [2.] Mrs.Poongodi, W/o.Rasu.S, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311.

Total liabilities as on 31.03.2024 : Rs.2,01,55,124.87 (Rupees Two Crore One Lakh Sixty Five Thousand One Hundred Twenty Four and paise Eight Seven only) with further interest and other incidental charges thereto incurred by the Bank.

Description of the property : **ITEM NO.1 :** (i) In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi village in R.S.No.994, New Sub division No.1187/10 (Old S.F.No.21) Patta No.256 in this, To the North of : Nallasamy's A.C.C roofed house, To the South of : P.Ganesan's A.C.C roofed house; To the East of : Bhavani to North-South Mettur road; To the West of : P.Ganesan's other property; Within this East-west on both sides 71 1/4 feet; North-south on eastern side 14 1/4 feet; North-south on western side 13 1/4 feet; So, total an extent of 988 1/2 Sq.ft. Door No.654. Within this buildings fully. **SI.No.(ii) :** In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi village in R.S.No.994, New Sub Division No.994/2 (Old S.F.No.1.2) Patta No.1484 in this, To the North of : Ravi's property; To the South of : Innasimuth's property; To the East of : Bhavani to Mettur Main Road; To the West of : Kunjan @ Innasimuth's property; Within this East-West on both sides 70 feet; North-south on both sides 15 feet; Total an extent of 1050 Sq.ft fully. Within this house buildings fully. Door No.655. **SI.No.(iii) :** In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi Village, in R.S.No.994, New Sub Division No.994/2 (Old S.F.No.1.2) Patta No.1484 in this To the North of : P.Nallasamy's Property; To the South of : Anthonisamy and Arulsamy's and Plot-2 Property; To the East of : Siddha Gounder's Property; To the West of : Property described below in Plot-3; Within this East-west on Northern side 71 feet, East-West on southern side 67 1/2 feet, North-south on eastern side 38 1/4 feet, North-south on western side 31 feet, Total an extent of 2397 3/4 Sq.Ft fully. To the North of : Property described above in Plot-1; To the South of : Anthonisamy's Properties; To the East of : Perumayee's property; To the West of : Anthonisamy and Arulsamy's Property; Within this East-west on both sides 30 1/2 feet; North-south on both sides 11 1/2 feet; Total an extent of 350 3/4 Sq.Ft fully. To the North of : Nallasamy's Property; To the South of : Common Property; To the East of : Property described above in Plot-1; To the West of : Nallakumara Gounder's Property; Within this East-West on both sides 10 feet; North - South on both sides 37 1/2 feet; Out of common extent of 375 Sq.ft, Half of site ie, 187 1/2 Sq.Ft. Total extent of 4974.5 Sq.Ft.

Reserve Price : Rs.43,90,000/- EMD: Rs.4,39,000/- BID MULTIPLIER : Rs.1,00,000/-

ITEM NO.2 : In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi Village, in R.S.No.994, New Sub Division No.994/2 (Old S.F.No.1.2) Patta No.1484 in this, To the North of : Kuppasamy, Rasammal and Ammasai's Properties; To the South of : 23 feet breadth East-west common road; To the East of : Rameshkumar and Rajeshkumar's Properties; To the West of : Sreenivasan's Property; Within this East-West on both sides 36 feet; North - South on both sides 82 feet; So, total an extent of 2952 Sq.ft fully. Door No.708 B. Right to use all roads and cart tracks.

Reserve Price : Rs.25,70,000/- EMD: Rs.2,57,000/- BID MULTIPLIER : Rs.1,00,000/-

ITEM NO.3 : In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi Village, in R.S.No.1007/1 (Old S.F.No.89) Patta No.588 in this To the North of : Bhavani Ayyar's Property; To the South of : Gandhi's Property; To the East of : 10 feet breadth North-South Common Lane; To the West of : Ammasai's Property; Within this East - West on both sides 84 feet; North - South on both sides 45 1/4 feet; So, total an extent of 3801 Sq.ft fully. Door No.699B, Right to use all roads.

Reserve Price : Rs.41,00,000/- EMD: Rs.4,10,000/- BID MULTIPLIER : Rs.1,00,000/-
The Earnest Money Deposit shall be deposited on or before 15.05.2024 before 5.00 P.M.

3. Name and Address of the Borrowers and Guarantors : [1.] M/s.Indhirani Metalmart & Hardware, Prop : R.Kumaresan, 693, A Kuthiraikal medu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311, [2.] Mr.R.Kumaresan, Legal Heir of Rasu.S, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311, [3.] Mrs.Poongodi, Legal Heir of Rasu.S, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311, [4.] Mrs.R.Indhirani, Legal Heir of Rasu.S, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311.

Total liabilities as on 31.03.2024 : Rs.3,26,50,707.60 (Rupees Three crores twenty six lakhs fifty thousand seven hundred seven and paise sixty only) with further interest and other incidental charges thereto incurred by the Bank.

Description of the property : **ITEM NO.1 :** In Salem West Registration District, Mettur Sub Registration District, Mettur Taluk, Kaveripuram village, In R.S.No.231/302, Patta No.17473, in this To the North of : Lands in R.S.No.231/30; To the South of : Below mentioned property and lands sold by Manickam; To the West of : Lands in R.S.No.231/3E; To the East of : Lands in R.S.No.231/3B; Within this an extent of 1.58 Acres land fully. To the North of : Above mentioned property; To the South of : Road; To the West of : Lands sold by Manickam; To the East of : Lands in R.S.No.231/3a; Within this an extent of 0.04 1/2 Acres of Land fully. In R.S.No.231/3B, Patta No.17270, within this well portion dry acre 0.20 in this common 3/8th share dry acre 0.07 1/2 land fully. In this one well with tank and S.C.No.301 in this common 3/8th share. So, Total an extent of 1.70 Acres lands fully.

Reserve Price : Rs.1,41,00,000/- EMD: Rs.14,10,000/- BID MULTIPLIER : Rs.1,00,000/-

ITEM NO.2 : In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi Village, Natham R.S.No.1136/4, R.S.No.587/1, (S.F.No.379, 346/1) Patta No.1178 in this, To the North of : Soolai Medu; To the South of : Chittar of Kurichi East-West Main Road; To the West of : K.P.Gunasekaran's other properties; To the East of : Subramanian Vagaiyara property. Within this an extent of 0.0470 Sq.meter house site fully. Natham R.S.No.1136/5, R.S.No.57/1 (S.F.No.379, 346/1) Patta No.683 in this, To the North of : Soolai Medu; To the South of : Chittar of Kurichi East-West Main road; To the West of : R.Sivakumar's house; To the East of : K.P.Gunasekaran's other Properties; Within this an extent of 0.0240 Sq.Mt house site fully. Total 17.54 Cents of land and building therein.

Reserve Price : Rs.64,80,000/- EMD: Rs.6,48,000/- BID MULTIPLIER : Rs.1,00,000/-
The Earnest Money Deposit shall be deposited on or before 15.05.2024 before 5.00 P.M.

4. Name and Address of the Borrowers and Guarantors : [1.] M/s.Indhirani Rolling Mills, Partnership concern Represented by its Partners : (1) Mr.Rasu (Late), (2) Mr.R.Kumaresan, (3) Mrs.R.Indhirani, 693A, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311, [2.] Mrs.Poongodi, Legal Heir of Rasu, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311, [3.] Mr.R.Kumaresan, Legal Heir of Rasu, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311, [4.] Mrs.R.Indhirani, Legal Heir of Rasu, 693, Kuthiraikalmedu, Kadappanallur Post, Bhavani Taluk, Erode - 638 311.

Total liabilities as on 31.03.2024 : Rs.2,94,04,047.66 (Rupees Two crores Ninety Four Lakhs Four Thousand Forty Seven and paise sixty six only) with further interest and other incidental charges thereto incurred by the Bank.

Description of the property : **ITEM NO.1 :** In Namakkal Registration District, Komarapalayam Sub Registration District, Sankari Taluk, Katheri Village, Door No.1/87B, In R.S.No.115/1 (Old S.F.No.115/1) Patta No.2226, in this To the North of : Lands in R.S.No.163; To the South of : 30 feet breadth East-West Panchayat Road; To the East of : Malliga's Property; To the West of : Properties sold by Malliga, Venkatachalam and K.R.Boopathi; Within this 43,600 Sq.ft House site within this all buildings, fittings and fixtures fully. Previously, the Door Number for this property and its adjacent property is 1/87-A. Now it is separated and the present Door Number for this property is 1/87-B.

Reserve Price : Rs.3,59,00,000/- EMD: Rs.35,90,000/- BID MULTIPLIER : Rs.1,00,000/-

ITEM NO.2 : In Erode Registration District, Ammapettai Sub Registration District, Bhavani Taluk, Kurichi Village, In R.S.No.994/2 (Old S.F.No.1.2), Patta No.2260, in this To the North of : Harijan Colony; To the South of : 23 feet breadth East-west common road; To the East of : R.Poongodi's other property; To the West of : Madhu Vagaiyara Property. Within this, East-west on the northern side 25 1/2 feet; East-west on the southern side 28 feet; North - south on the eastern side 86 feet; North-south on the western side 85 feet; So total an extent of 2287 Sq.ft house site fully with building. Right to use all roads and cart tracks.

Reserve Price : Rs.67,30,000/- EMD: Rs.6,73,000/- BID MULTIPLIER : Rs.1,00,000/-
The Earnest Money Deposit shall be deposited on or before 15.05.2024 before 5.00 P.M.

5. Name and Address of the Borrowers and Guarantors : 1. M/s. MA Potato Trading Company, 8 A, North New Street, Near Chinnappalli Vassal, Mettupalayam, Coimbatore - 641301, 2. Mr. Mohammed Saffiulla SK (Partner/Mortgagor), No 26-28, Rajaji Street, Ramnagar, Coimbatore - 641009, 3. Mrs. Sakira Banu A S (Partner/Mortgagor), No 26-28, Rajaji Street, Ramnagar, Coimbatore - 641009, 4. Mr. A. Mohammed Ismail (Partner), 19/11 D Pakkukara Street, Mettupalayam, Coimbatore - 641301.

Total liabilities as on 31.03.2024 : Rs.47,68,67,298.43 (Rupees Forty Seven Crores Sixty Eight Lakhs Sixty Seven Thousand Two Hundred Ninety Eight and paise Forty Three Only) with further interest and other incidental charges thereto incurred by the Bank.

Description of the property : **Item No-1:** In Coimbatore Registration District, in Coimbatore Sub Registration District, in Coimbatore Town, in Ram Nagar, in Anuparapalayam Village, in Sengupta Street on the South side a specific extent of land covered as Site No. 1 and bounded. On the North by - East West Sengupta Street, On the South by - Nanco Rubber Company, On the East by - Kulli Duraisamy House, On the West by - House of Chinnasamy Naidu, S/o Nallama Naidu. And measuring, East West by 62 1/2 feet on the North and 41 feet on the South and North South by 124 feet on the East and 126 1/2 feet on the West totaling 6417 sq.ft of land with RCC roofed buildings constructed thereon with all its superstructures with electric fittings with deposit, with water connection with deposit, with well with 2HP Motor pumpset, overhead, compound walls and other appurtenances attached thereto. The property comprised in T.S.No.416/1 (New) Old T.S. No. 9/35, D.No. 24B. In the above property excluding the properties (lands with building) sold as per sale deeds 450/84, 451/84, 452/84 and 4409/84 the remaining land of 4135 sq.ft bounded, On the North by - Sengupta Street, On the South by - Property belonging to Dhavamani Palanisamy, On the East by - Property belonging to Babu and Dhavamani Palanisamy and others, On the West by - Property belonging to Sivamani and Co., In this middle, from North West to East 62 feet 6 inches, towards South 71 feet 7 inches, towards West 46 feet 3 inches, towards South 27 feet 6 inches, towards West 4 feet, towards North 100 feet 8 inches. Totaling 4135 sq.ft or 9.49 cent of land with buildings with all its superstructures with water and EB Service connections with fittings and deposit, together with full rights on 100 feet 8 inch of North South pathway provided in the land and other appurtenances attached thereto. This property new T.S.No.9/416/1, Sengupta Street. The property bearing Door No. 57 & 58 and 58A. Property Tax Assessment No. 54-226036 & 54-224629. Water Connection No. 120351. EB Service Connection No. 011-001-255 & 011-001-256 and situate within the limits of Coimbatore Corporation. At present land is lying vacant.

Reserve Price : Rs.4,75,00,000/- EMD: Rs.47,50,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-2 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. B-1 Extent measuring 18 cents and 345 square feet equivalent to 8,186.09 square feet or 760.51 square meters with common and other customary rights thereon.

Reserve Price : Rs.28,00,000/- EMD: Rs.2,80,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-3 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. B-2 Extent measuring 19 cents and 363 square feet equivalent to 802.61 square meters or 8,639.50 square feet with common and other customary rights thereon.

Reserve Price : Rs.30,00,000/- EMD: Rs.3,00,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-4 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. B-3 Extent measuring 19 cents and 286 square feet equivalent to 795.55 square meters or 8,563.34 square feet with common and other customary rights thereon.

Reserve Price : Rs.30,00,000/- EMD: Rs.3,00,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-5 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. E-1 Extent measuring 18 cents and 119 square feet equivalent to 739.53 square meters or 7,960.26 square feet with common and other customary rights thereon.

Reserve Price : Rs.28,00,000/- EMD: Rs.2,80,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-6 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. E-2 Extent measuring 18 cents and 216 square feet equivalent to 8,057.16 square feet or 748.53 square meters with common and other customary rights thereon.

Reserve Price : Rs.28,00,000/- EMD: Rs.2,80,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-7 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. Q-1 Extent measuring 19 cents and 81 square feet equivalent to 8,357.81 square feet or 776.46 square meters with common and other customary rights thereon.

Reserve Price : Rs.29,00,000/- EMD: Rs.2,90,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-8 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. Q-2 Extent measuring 19 cents and 81 square feet equivalent to 8,357.63 square feet or 776.44 square meters with common and other customary rights thereon.

Reserve Price : Rs.29,00,000/- EMD: Rs.2,90,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-9 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. Q-3 Extent measuring 17 cents and 222 square feet equivalent to 7,627.39 square feet or 708.60 square meters with common and other customary rights thereon.

Reserve Price : Rs.26,00,000/- EMD: Rs.2,60,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-10 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. Q-4 Extent measuring 17 cents and 31 square feet equivalent to 7,436.79 square feet or 690.89 square meters with common and other customary rights thereon.

Reserve Price : Rs.26,00,000/- EMD: Rs.2,60,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-11 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. I-1 Extent measuring 6712.11 square feet equivalent to 15 cents and 178 square feet or 632.571 square feet with common and other customary rights thereon.

Reserve Price : Rs.23,00,000/- EMD: Rs.2,30,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-12 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. I-2 Extent measuring 6,538.75 square feet equivalent to 15 cents and 5 square feet or 607.46 square feet with common and other customary rights thereon.

Reserve Price : Rs.23,00,000/- EMD: Rs.2,30,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-13 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. I-3 Extent measuring 6,543.42 square feet equivalent to 15 cents and 9 square feet or 607.90 square metre with common and other customary rights thereon.

Reserve Price : Rs.23,00,000/- EMD: Rs.2,30,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-14 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. I-4 Extent measuring 6,539.71 square feet equivalent to 15 cents and 6 square feet or 670.55 square meters with common and other customary rights thereon.

Reserve Price : Rs.23,00,000/- EMD: Rs.2,30,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-15 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. N-1 Extent measuring 6,822.44 square feet equivalent to 15 cents and 288 square feet or 633.82 square metre with common and other customary rights thereon.

Reserve Price : Rs.21,00,000/- EMD: Rs.2,10,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-16 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. N-2 Extent measuring 6,563.40 square feet equivalent to 15 cents and 29 square feet or 609.76 square meters with common and other customary rights thereon.

Reserve Price : Rs.20,00,000/- EMD: Rs.2,00,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-17 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. N-4 Extent measuring 8,271.38 square feet equivalent to 18 cents and 430 square feet or 768.43 square meters with common and other customary rights thereon.

Reserve Price : Rs.29,00,000/- EMD: Rs.2,90,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-18 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. N-3 Extent measuring 6,505.41 square feet equivalent to 14 cents and 407 square feet or 604.37 square meters with common and other customary rights thereon.

Reserve Price : Rs.23,00,000/- EMD: Rs.2,30,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-19 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Keelpakam Bit II Village, in S.F.No. 1757/1, Extent measuring 3.5% acres Site No. N-5 Extent measuring 8,293.11 square feet equivalent to 19 cents and 16 square feet or 770.45 square meters with common and other customary rights thereon.

Reserve Price : Rs.29,00,000/- EMD: Rs.2,90,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-20 : Karur Registration District, Karur West Registration District, Railway Station Road, 4th Block, 1st ward, Karur Town, T.S.No.147/4(38 Sq.ft), T.S.No.147/6(116 Sq.ft) T.S.No.148/1 (63 Sq.ft), Rathinamalai. Boundaries: On the North - Properties of Veerasamy Naidu and others, On the East - North South Municipal Lane, On the West - Railway Station Road, On the South - The Properties of M.Nagammal and others and that of Rathinam. Block I measurements: East West on the North - 38 1/2 feet; East West on the South - 43 1/2 feet; North South on the West - 11 1/2 feet; North South on the East - 13 feet. Block II measurements: East West on the North - 23 feet; East West on the South - 22 feet; North South on the West - 15 1/2 feet; North South on the East - 16 1/2 feet. Block III measurements: (Situated on the East of Block II) East West on the North - 25 feet; East West on the South - 24 feet; North South on the West - 13 feet; North South on the East - 16 feet. Thus 3 Block Totaling 1217 1/2 sq.ft with common pathway right and well and all other appurtenances attached therewith.

Reserve Price : Rs.72,00,000/- EMD: Rs.7,20,000/- BID MULTIPLIER : Rs.1,00,000/-
The Earnest Money Deposit shall be deposited on or before 15.05.2024 before 5.00 P.M.

6. Name and Address of the Borrowers and Guarantors : 1. M/s. Shimla fruit Agency, No.67, Rajaji Road, Ram Nagar, Coimbatore 641 009, 2. Mr. Mohammed Saffiulla SK (Partner/Mortgagor), S/o. Kamal Basha, No.26-28, Rajaji Street, Ramnagar, Coimbatore - 641009, 3. Mr. A Prasanth (Partner), S/o Arumugam, 5/219 K, Pungampalayam, Mettupalayam, Coimbatore-641104, 4. Mrs. Sakira Banu A S (Mortgagor), W/o. Saffiullah, No.26-28, Rajaji Street, Ramnagar, Coimbatore - 641009.

Total liabilities as on 31.03.2024 : Rs. 35,64,97,846.41 (Rupees Thirty Five Crores Sixty Four Lakhs Ninety Seven Thousand Eight Hundred Forty Six and paise Forty One Only) with further interest and other incidental charges thereto incurred by the Bank.

Description of the property : **Item No-1:** In the Coimbatore Registration District, Coimbatore Sub Registration District, Coimbatore City Municipal Corporation, Coimbatore Town, Anuparapalayam Village, Municipal Old Ward No.9, New Ward No. 51, Ram Nagar, Rajaji Road on the eastern side, T.S.No. 9/273/2 Site No. 15 measuring 1045 sq.ft within the following boundaries:- North of - House belonging to S.Subramania Gowder, South of - House belonging to A.S.Sakira banu, East of - Rajaji Road, West of - House belonging to C.K.Kannan and C.K.Chandrasekar. Within Which East to West on the Northern side - 44' 0" East to West on the Southern side - 44' 0" North to South on the Eastern side - 23'6" North to South on the Western side - 24' 0" Admeasuring 1045 Sq.ft with the existing RCC roof ground, First and Second Floor residential buildings constructed therein with electrical connection, water connection and all other appurtenances attached therewith with right to use the common usual pathways. Old Door No.51, Present Door No. 67, Property Tax Assessment No. 511332506, Water Connection No. 03011005587 & 030110051097. This property situated in Ram Nagar, Rajaji Road, Coimbatore Corporation Limits.

Reserve Price : Rs.1,70,00,000/- EMD: Rs.17,00,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-2 : In Chennai Registration District, Anna Nagar Sub registration District, Chennai Metro Politan Development Authority, Koyambedu Village, acre 51.09 "Koyambedu Market" Chennai Ezhumpur-Nungapakkam Taluk, Koyambedu Village, T.S.No.2 part, Block No.65 covered Anna Kani Market Shop No.T/H-9 admeasuring 730.96 sq.ft., (67.85 Sq.mtr) site area. In that 619.56sq.ft., (57.58sq.mtr) of shop building situated within the following boundaries: North by - Shop No.T/H-7, South by - Shop No.T/H-11, East by - Shopping Street, West by - Truck Way. The above property situated and limits within Chennai Corporation.

Reserve Price : Rs.2,15,00,000/- EMD: Rs.21,50,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-3 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Kilpagam bit 2 Village, in S.F.No.1757/1B (Old S.F.No.1757) to an extent of Acre 0.25 (or) 10,890 Sq. ft. of land having the following boundaries: North of - Land belongs to Mrs. A. S. Sakira Banu, South of - Land belongs to Mrs. A. S. Sakira Banu, East of - 30 feet North South Road, West of - Land in S.F.No.1753/3 (Selva Nagar). To an extent of Acre 0.25 (or) 10,890 Sq.ft of land with common pathway right and all other appurtenances attached there with.

Reserve Price : Rs.50,00,000/- EMD: Rs.5,00,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-4 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Kilpagam bit 2 Village, in S.F.No.1757/1B (Old S.F.No.1757) to an extent of Acre 0.23 (or) 10,018.80 Sq.ft of land having the following boundaries: North of - Land belongs to Mrs. A.S.Sakira Banu, South of - Land belongs to Mrs. A. S. Sakira Banu, East of - 30 feet North South Road, West of - Land in S.F.No.1753/3 (Selva Nagar). To an extent of Acre 0.23 (or) 10,018.80 Sq.ft of land with common pathway right and all other appurtenances attached therewith.

Reserve Price : Rs.46,00,000/- EMD: Rs.4,60,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-5 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Kilpagam bit 2 Village, in S.F.No.1757/1B (Old S.F.No.1757) to an extent of Acre 0.23 (or) 10,018.80 Sq.ft of land having the following boundaries: North of - Land belongs to Mrs. A. S. Sakira Banu, South of - Land belongs to Mrs. A. S. Sakira Banu, East of - 30 feet North South Road, West of - Land in S.F.No.1753/3 (Selva Nagar). To an extent of Acre 0.23 (or) 10,018.80 Sq.ft of land with common pathway right and all other appurtenances attached therewith.

Reserve Price : Rs.46,00,000/- EMD: Rs.4,60,000/- BID MULTIPLIER : Rs.1,00,000/-

Item No-6 : In Karur Registration District, Chinnadharaburam Sub - Registration District, Aravangurichi Taluk, Gudalur Kilpagam bit 2 Village, in S.F.No.1757/1B (Old S.F.No.1757) to an extent of Acre 0.23 (or) 10,018.80 Sq.ft of land having the following boundaries: North of - Land belongs to Mrs. A.S.Sakira Banu, South of - Land belongs to Mrs.A.S.Sakira Banu, East of - 30 feet North South Road, West of - Land in S.F.No.1753/3 (Selva Nagar). To an extent of Acre 0.23 (or) 10,018.80 Sq.ft of land with common pathway right and all other appurtenances attached therewith.

Reserve Price : Rs.46,00,000/- EMD: Rs.4,60,000/-