

COVER LETTER TO SALE NOTICE

To:

M/S SRI SAI BALAJI SAGO FACTORY,
PROPRIETOR:MR.MOHAN M
NO:9/280,SENDAMANGALAM ROAD,
MALAVEPPANKUTTAI POST,
VIA KALAPPANAICKENPATTY,
NAMAKKAL DISTRICT
TAMILNADU -637404
PH: 919688122211

(BORROWER)

MR.MOHAN M
S O MUTHUSAMY,
4/517,KATTUKOTTAI,
UTHIRAGIDIKAVAI,
MALAVEPPANKUTTAI POST,
VIA KALAPPANAICKENPATTY,
NAMAKKAL DISTRICT
TAMILNADU -637404
PH: 919688122211

(PROPRIETOR & MORTGAGOR)

MR.SASIKUMAR M
S O MOHAN,
4/517,KATTUKOTTAI,
UTHIRAGIDIKAVAI,
MALAVEPPANKUTTAI POST,
VIA KALAPPANAICKENPATTY,
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(GUARANTOR)

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, the Authorized Officer, Canara Bank, ARM TRICHY BRANCH had taken Symbolic possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Specialized ARM Branch Trichy of Canara Bank. The

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067



Our Ref: CB ARM:TRY: SRISAIBALAJISAGO/SEPSALE/2026/SV

Date: 30.09.2026

undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in this enclosed Sale Notice.

I am herewith sending the Sale Notice (e-auction 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,

केनरा बैंक **CANARA BANK**


प्राधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE - SALE NOTICE

SALE NOTICE

(Auction Sale Notice for Sale of Immovable Properties)

E-Auction Sale Notice for Sale of Immovable Assets 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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, Symbolic Possession of which has been taken by the Authorized Officer of ARM TRICHY BRANCH of the Canara Bank, will be sold with "As is where is", "As is what is", and "Whatever there is" on 27-10-2026 (Time 12.30 Hrs to 13.30 Hrs) for recovery of Rs. 2,28,67,200/- (Rupees Two Crore Twenty Eight Lakhs Sixty Seven Thousand Two hundred Only) due as on 30-09-2026 with further interest and expenses from 01-10-2026 thereon to the Specialized ARM Trichy Branch of Canara Bank from M/s Sri Sai balaji sago factory represented by Mr.Mohan M & Mr.Sasikumar M (Guarantor)

The reserve prices for the property is as follows:

PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT
Property No. 1	Rs.2,79,65,000/- (Rupees Two Crore Seventy Nine Lakhs Sixty Five Thousand only)	Rs.27,96,500/- (Rupees Twenty Seven Lakhs Ninety Six Thousand Five Hundred Only)

The Earnest Money Deposit shall be deposited on or before 26-10-2026 until 5.00 p.m.

1. Name and Address of the

Canara Bank, Asset Recovery Management Branch
(ARM Branch)

Secured Creditor:

1st Floor,Regional Office,
Muthaiah Towers,Williams
-Road,Trichy - 620001
E-mail: cb6818@canarabank.com

2. Name and Address of the Borrower

M/S SRI SAI BALAJI SAGO FACTORY,
PROPRIETOR:MR.MOHAN M

Asset Recovery Branch (ARM Branch)

1st Floor, Regional office, Muthaiah towers, Williams road, Trichy – 620001.

E-mail id : cb6818@canarabank.com Phone: 0431-2416067



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(GUARANTOR)

3. Total liabilities of Rs. 2,28,67,200/- (Rupees Two Crore Twenty Eight Lakhs Sixty Seven Thousand Two hundred Only) due as on 30-09-2026 with further interest and expenses from 01-10-2026 thereon to the Specialized ARM Branch Trichy Branch of Canara Bank and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)
- (b) Details of Auction service provider : M/s PSB Alliance (Baanknet)
Helpdesk Number: 8291220220
Email: support.Baanknet@psballiance.com
- (c) Date & Time of Auction : 27-10-2026
(Time 12.30 Hrs to 13.30 Hrs)
- (d) Portal of E-Auction : <https://baanknet.com>



5. Details of Properties :

Details and full description of the properties:

	IMMOVABLE	NAME OF THE TITLE HOLDER																											
1.	All that Part and Parcel of Land along with Industrial building (Sago Factory) located at Uthiragidikaval Village, Sendamangalam Taluk, Sendamangalam Sub Registration District, Namakkal Registration District , Namakkal District with Old S.No.148/2 and New S.No.148/2 with the full extent of P.Hec.2.76.5 equivalent to 6.83 Acres , Assessment Rs.10.60 situated within following four boundaries, East of Odai, West of Pangaru Land, North of Malaiveppankuttai Thar Road, South of Ramasamy Udayar Land, Details of Industrial buildings:- <table> <tr> <th>S.No</th><th>Description of Building</th><th>Plinth Area in Sq.ft</th></tr> <tr> <td>1</td><td>Residence (GF) – M.Tiled</td><td>1020</td></tr> <tr> <td>2</td><td>Roasting & Sizing & Polishing Hall – AC Sheet</td><td>3612.43</td></tr> <tr> <td>3</td><td>Crushing Unit</td><td>2135</td></tr> <tr> <td>4</td><td>Tappioca Tub</td><td>400</td></tr> <tr> <td>5</td><td>Starch Tub</td><td>2000</td></tr> <tr> <td>6</td><td>Starch Tub</td><td>4089</td></tr> <tr> <td>7</td><td>Press Tub</td><td>1138.06</td></tr> <tr> <td>8</td><td>Waste Water Collection Tank</td><td>7310.25</td></tr> </table>	S.No	Description of Building	Plinth Area in Sq.ft	1	Residence (GF) – M.Tiled	1020	2	Roasting & Sizing & Polishing Hall – AC Sheet	3612.43	3	Crushing Unit	2135	4	Tappioca Tub	400	5	Starch Tub	2000	6	Starch Tub	4089	7	Press Tub	1138.06	8	Waste Water Collection Tank	7310.25	MR.MOHAN M
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9	Waste Water Collection Tank	2090
10	Waste Water Collection Tank	962.50
11	Thippy Sieve Bed	342
12	Thippy Hub	3948.25
13	Sludge Drying Tub	563.50
14	Aerator Tub	637
15	E.T.P Plant	5024
16	Store Room (GF) – G.I.Sheet	738
17	Sump	302.25
18	Generator Room	313.5
19	Drying Yard	332
20	Drying Yard	18058
21	Drying Yard	9928
22	Sago Dryer & Starch dryer	8922.5
23	Boiler Shed	2873
24	Tractor Shed	2497
25	Office	643.25
26	Residential	2300
Grand Total		82,179.49 Sq.ft
Total Extent : 6.83 Acres of Land along with Buildings with usual pathway and easement rights thereon. And all pathway rights and other rights shown in the deed, prior deed and all easement rights.		



PROPERTY DETAILS	RESERVE PRICE	EMD AMOUNT
Property No. 1	Rs.2,79,65,000/- (Rupees Two Crore Seventy Nine Lakhs Sixty Five Thousand only)	Rs.27,96,500/- (Rupees Twenty Seven Lakhs Ninety Six Thousand Five Hundred Only)

6. The Property can be inspected Date & Time: On or before 26-10-2026 between 11.00 AM TO 5.00 PM.

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 (e) below.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected, with Prior Appointment with Authorized Officer, On or before 26-10-2026 between 11.00 AM TO 5.00 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 (Property 1: The Earnest Money Deposit will be **Rs.27,96,500/- (Rupees Twenty Seven Lakhs Ninety Six Thousand Five Hundred Only)** 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 26-10-2026, at 5.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" The bidder who submits the



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- 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, Specialized ARM Branch Trichy, IFSC Code CNRB0006818.
- 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 eAuction 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 encumbrances whether known or



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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 **26-10-2026** between 11.00 AM TO 5.00 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 Authorised Officer ,Asset Recovery Branch (ARM Branch) 1st Floor, Regional office, Muthaiah towers, Williams road, Trichy - 620001. E-mail id : cb6818@canarabank.com Phone: 0431-241606 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: ARM TRICHY
Date: 30.09.2026

केनरा बैंक CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER
CANARA BANK