

APPENDIX – IV-A (See Proviso to rule 8 (6))
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 Borrower (s) and Guarantor (s) that the below described properties mortgaged/charged/Hypothecated to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Indian Bank, Stressed Assets Management Vertical Coimbatore Branch, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 17.03.2025 for recovery of amount to the tune of Rs.9,87,04,408.16 (Rupees Nine Crore Eighty Seven Lakhs Four Thousand Four Hundred Eight and Paise Sixteen Only) Lakhs Seventy Nine Thousand Nine Hundred Thirty Six and Paise Forty Seven Only) as on 26/02/2025 with further interest, costs, other charges and expenses thereon due to the Indian Bank, Stressed Assets Management Vertical Branch, Coimbatore Secured Creditor, from

1.M/s. Sree Dhannvijay Tex Mills Private Ltd 8/90B , Jadayampalayampudur, Boothimedu,Annur Road, Mettupalayam, Coimbatore – 641 302	Borrower
2.Mr. K Vijaya Shankar S/o R K B Kandhasamy, No.60 Umashankar Nilayam L S Puram, Mettupalayam Coimbatore – 641 301	Director/Mortgagor/Guarantor
3.Mrs.V Dhanalakshmi W/o K Vijayashankar, No.60, Umashankar Nilayam, L S Puram, Mettupalayam, Coimbatore – 641 301	Director/Mortgagor/Guarantor
4. Mr R Govindaraj , S/o Ramasamy, No.532 Kunniyur , Kuppanur, Coimbatore – 641 653	Additional Director/Guarantor



The specific details of the property intended to be brought to sale through e-auction mode are enumerated below

Detailed description of the Property	PROPERTY -1 ID No. IDIB1000183401A All that part and parcel of Land situated in Coimbatore Registration District, Mettupalayam sub-registration District, Mettupalayam Taluk, Bellapalayam village S F No.387/2B, an extent of 2.10 acres-the said lands laid out into house sites and approved by the Bellapalayam Panchayat in Na Ka No.90/2000 dated:21/08/2000- R K B Nagar, in this vacant Site Nos.31,32,34 and 35 within the following boundaries: SITE No.31: South of : Site No.32 North of : Site No.30 East of : Lands of Parameswari and others West of : 25 feet North South layout road Measuring: On the North, East West : 66 feet On the South, East West: 67 feet On the East, North South: 30 feet On the West, North South: 30 feet Of the extent of 1995 sq.ft SITE No.32 South of : Site No.33 North of : Site No.31 East of : Lands and Parameswari and others West of : 25 feet North South layout Road Measuring: On the North, East West : 65 feet On the South, East West : 66 feet On the East, North South : 30 feet On the West, North South : 30 feet On the extent of 1965 sq.ft SITE No.34 South of : Site No.35 North of : Site No.33 East of : Lands of Parameswari and others West of : 25 feet North south layout road Measuring: On the North, East West : 63 feet On the South, East West : 64 feet On the East, North South: 35 feet On the West, North South: 35 feet On the extent of 2225.5 sq.ft SITE No.-35 South of : Site no.36 and 37 North of : Site no 34 East of : Lands of Parameswari and other
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	West of : 25 feet North south layout road Measuring On the North, East West : 62 feet On the South, East West: 63 feet On the East, North South: 30 feet On the West, North South; 30 feet Of the extent of 1875 sq.ft Thus the total extent of 8057.5 sq.ft of land with all common rights .Property in the Name of Mr. K Vijay Shankar. PROPERTY -2 ID No. IDIB1000183404A All that part and parcel of Land situated in Coimbatore Registration District, Periyanaickenpalayam Sub-Registration District, Coimbatore north taluk, Bilichi village S F No.845/1, an extent of 2.52 acres-as per Sub division, Old patta No.1365, S F No.845/1B an extent of 2.30 acres, In this as Per Present sub division and S F No.845/1B1, New Patta No.2995, Coimbatore North Taluk, an extent of 0.67 acres within the following boundaries East of : Lands in S F No.854 West of : 20 feet North South road and the remaining lands Venkitasamy North of : Lands in S F No.855/1 South of : Property belonging to M Vijayalakshmi Of the extent of 0.67 acres of land together with building thereon with all appurtenances and rights over the well and 10 H P motor fitted therein and the common right over the east-west road in S F No.845/1 branching off from Coimbatore mettupalayam main road –the above property is presently comprised in S F No.845/1B1 and within No.5 Bilichi Panchayat limits. Door No.2/1134-Betathapuram, Bilichi village & Panchayat. Property in the Name of Mrs. V Dhanalakshmi.
Reserve Price	PROPERTY - 1 Rs.78.00 Lakhs EMD- Rs.7.80 lakhs PROPERTY – 2 Rs.257.00 Lakhs EMD – Rs.25.70 lakhs
Bid incremental amount	Rs.50,000/-
Date and time of e-auction at the platform of e-auction Service Provider https://baanknet.com	17.03.2025 from 11.00 A.M. to 4.00 P.M. (with unlimited extension of 10 minutes if bidding continues, till sale is concluded)
Property ID No.	PROPERTY – 1 IDIB1000183401A PROPERTY - 2 IDIB1000183404A
Known Encumbrance	ESIC attachment for Rs.12,14,996/-



The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 17.03.2025 i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.
2. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

The Nodal bank account No	447866663
Name of the Account	IB Asset Recovery Management Branch
I F S C Code	IDIB000C031

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.



8. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) (<https://baanknet.com>).
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from eBKray (<https://baanknet.com>)
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd. Details of which are available on the e-Auction portal
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider



17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM VERTICAL BRANCH COIMBATORE: 1st Floor, Near Carmel Garden MHS School, Puliakulam Main Road, Coimbatore - 641 045. Phone: 94426-46501.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances 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 on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Coimbatore
Date: 28.02.2025.

कृते इंडियन बैंक
V. V. S. S.
प्राधिकृत अधिकारी
दस्तावेजों की जांच और मालिकाना हक की जांच के लिए
STRENGTH AUTHORIZED OFFICER
INDIAN BANK
SAM VERTICAL BRANCH
COIMBATORE