

ANNEXURE-C



Branch: Reddiarpalayam
Phone No:0413- 22203188, 9442244295

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) and 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To

(1) M/s. ABT Nathan chicken food agency Prop. Mr.A.B.Tharmaraj No.1, Main Road, Krishna Nagar, Puducherry – 605 008. (Borrower)	(2) Mr. A.B.Tharmaraj S/o Balraj, Plot No.111, First Floor, B Block, Sreenivas Towers HAC Circle, Cuddalore Road, Ariyankuppam, Puducherry 605007 (Borrower / Mortgagor)	(3) Mr.Balraj S/o Palanisami, Plot No.111, First Floor, B Block, Sreenivas Towers, HAC circle, Cuddalore Road, Ariyankuppam, Puducherry 605007 (Guarantor)
(4) Mrs.Rathinakumari W/o V P Balraj, Plot No .111, First Floor, B Block, Sreenivas Towers, HAC Circle, Cuddalore Road, Ariyankuppam, Puducherry 605007 (Guarantor)	(5) Mrs.Kalaivani w/o Vadivelan, Plot No.111, First Floor, B Block, Sreenivas Towers, HAC Circle, Cuddalore Road, Ariyankuppam, Puducherry 605007 (Guarantor)	

Sub: (i) SOD Ac No – 6706165447 (ii) Term Loan Account No – 6834821584 (iii) Term Loan Account No – 6834821073 and other liabilities (iv) GECLS Loan Account No – 7120330066 (v) IND GECLS Covid Loan Account No – 6887270893 and (vi) OCC Account No – 7083603659 with Indian Bank, Reddiarpalayam Branch.

Mr. A.B. Tharmaraj S/o Balraj availed Loan facilities from Indian Bank, **Reddiarpalayam Branch**. The repayment of loan is secured by Mortgage of schedule mentioned properties. **Mr. A B Tharmaraj** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 18/04/2023 under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as “The Act”), was issued by the Authorized Officer calling upon Borrower(s) and Guarantor(s), liable to the Bank to pay the amount dues to the tune of **Rs.88,01,406/- (Rupees Eighty Eight Lakhs One Thousand Four**

For INDIAN BANK


Authorized Officer
ZO, Puduchery

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Hundred and Six Only) as on 17.04.2023 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 18.04.2023.

As the borrower **Mr. A.B. Tharmaraj S/o Balraj** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 28.06.2023 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends to sell the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER / AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6(2) and 8(6) and 9(1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 30/03/2026 is **Rs.1,35,20,610/- (Rupees One Crore Thirty Five Lakhs Twenty Thousand Six Hundred Ten Only)** with further interest, costs, other charges and expenses thereon from 31/03/2026.

Please take note that this is notice of **15 days** and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after **15 days**.

The date of sale is fixed as 17/04/2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc may be done by the intending purchasers/bidders at their expenses **from 31/03/2026 to 16/04/2026 from 10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://www.baanknet.in>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.in>) (PSB Alliance Pvt. Ltd.) 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 17.04.2026** before 11.00 AM i.e

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before the e-Auction time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.baanknet.in>) (PSB Alliance Pvt. Ltd.) **for depositing in bidders 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.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason there of.

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 number / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6129967446 EMD COLLECTION A/C SARFAESI	INDIAN BANK, PONDICHERRY MAIN IDIB000P042

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.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is" and "As is what is" and "Whatever there is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor.

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SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date e-auction time Property ID Number	Prior Encumbrance
Property I : Cuddalore Registration District, Cuddalore Joint I Sub – Registration District, Cuddalore Taluk, Cuddalore Town, Cuddalore Municipality Limits, Vanniyarpalayam Village, Ward – 6, Block -44, Item No. 01 1.Town Survey No. 1456, out of Acre 9.21 cents, in this Acre 6.63 cents, in the Acre 2.63 cents, in this a portion measuring Acre 0.65 cents, in the same survey Number measuring Acre 1.98 cents, in the same survey number measuring Acre 0.31 cents Totally measuring Acre 2.94 cents 2.Town Survey No. 1457, Out of Acre 0.59 cents, a portion measuring Acre 0.09 cents 3.Town Survey No. 1458, measuring Acre 0.18 cents 4. Town survey No. 1455, Out of Acre 0.71 cents, in which a portion measuring Acre 0.40 cents. In all the above four items totally measuring Acre 3.61 cents (in which a portion excluding Ac.0.12 cents on the southern side mentioned in Schedule – D as	Rs.35.00 lacs	Rs.3.50 lacs	17/04/2026 (12 Noon to 4 PM) IDIB6706165447	Nil

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common pathway) the remaining Acre 3.49 cents. In which (AC.3.49) the Southern Side, a portion measuring Acre 1.00 cents or Hec.0.40.5 or 4050 Square meters. (At Site 27,897 Sq.fts or 2591.77 Sq.mts.) <u>Boundaries:</u> (i) East of VIP Nagar Layout comprised in town survey No. 1456/1 (ii) West of Ouppanar (iii) South of "B" Schedule Property belongs to Mr .A B Tharmaraj (iv) North of "D" Schedule common property & land in Town survey No.1457/1. Present Survey No. 1456/2 – Acre 0.85 or Hec. 0.34.0 or 3440 Square meter & Town Survey No. 1458/-0.15 or 0.06.1 or 610 Square meter. Owner of the property – Mr. A.B.Tharmaraj				
Property II : Cuddalore Registration District, Cuddalore Joint I Sub – Registration District, Cuddalore Taluk, Cuddalore Town, Cuddalore Municipality Limits, Vanniyarpalayam Village, Ward – 6, Block -44, <u>Item No.02-</u> 1. Town survey No. 1457, out of Acre 0.59 cents, in this Acre 0.09. Its Sub – division town Survey No. 1457 / 2 2. Town Survey No.1458, Acre 0.18 cents, in Southern side Acre 0.03	Rs.42.00 lacs	Rs.4.20 lacs	17/04/2026 (12 Noon to 4 PM) IDIB6834821584	Nil

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cents. In the above 2 items totally Acre 0.12 cents, or Hec. 0.05.0 or 500 square meters an extent of 1/3 share in the total Ac.0.12 Extent : 6070 Sq.mtr (At Site : 51,547 Sq.fts or 4788.84 Sq.mts) Boundaries : East of Town survey No. 1457/1, West of Ouppanar, North of Devanampattinam Road, South of property belongs to Mrs. A B Rathinakumari Owned by/ Location – Mr. A B Tharmaraj				
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Bidders are advised to visit the website (<https://www.baanknet.in>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.in> and for clarifications related to this portal, please contact Helpdesk No.8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.in>.

Place: Pondicherry
Date : 30.03.2026.

For INDIAN BANK

 Authorised Officer
 ZO, Puduchery

AUTHORISED OFFICER
INDIAN BANK