

NOTICE OF INTENDED SALE

Notice of sale under Rule 6(2) & 8(6) 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 Sri Amman Store and Snacks (Borrower) (Mrs. Sundari Balamurugan W/o Balamurugan) Reg. Address: S. No. 1 Periyar Nagar/North Kattumannarkoil Tk, Dist. Cuddalore Tamil Nadu - 608301
2. Mrs. Sundari Balamurugan W/o Balamurugan (Borrower & Mortgager) Address: No.1/85, Mela street, Nattarmangalam, Kattumannarkoil Tk, Dist. Cuddalore Tamil Nadu - 608301
3. Mr. Balamurugan S/o Perumal (Guarantor & Mortgagor) Address: No.1/85, Mela street, Nattarmangalam, Kattumannarkoil Tk, Dist. Cuddalore Tamil Nadu - 608301

Sub: Loan account no. 7448625809 (SME MORTGAGE loan) and 7448627782 (OD-TRADE WELL-MSE loan) for Rs. 640000.00 and Rs. 2000000.00 respectively with Indian Bank, Kattumannar Koil Branch

M/s SRI AMMANSTORE AND SNACKS availed SME MORTGAGE facility of Rs. 640000 /- and OD-TRADE WELL-MSE facility of Rs. 2000000 /- from Indian Bank, Kattumannar Koil Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s SRI AMMANSTORE AND SNACKS failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 14/08/2025 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) Mrs. Sundari Balamurugan W/o Balamurugan, Guarantor(s) Mr. Balamurugan S/o Perumal liable to the Bank to pay the amount due to the tune of Rs. 2635533 /- (Rupees Twenty-Six Lakhs Thirty-Five Thousand Five Hundred Thirty-Three Only) as on 14/08/2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 14/08/2025

As M/s SRI AMMAN STORE AND SNACKS failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 12/12/2025 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 selling 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) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, **30 days'** notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 23/02/2026 is **Rs. 2857773/- (Rupees Twenty-Eight Lakhs Fifty-Seven Thousand Seven Hundred Seventy-Three Only)** with further interest, costs, other charges and expenses thereon from 24/02/2026

Please take note that this is notice of **30 days** and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 30/03/2026 from 11.00 am to 4.00 pm which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **28/02/2026 to 29/03/2026** between **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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (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 30/03/2026. i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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://baanknet.com> (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 therefor.

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 confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer

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and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6169974808 – E-AUCTION EMD ACCOUNT	INDIAN BANK, CUDDALORE MAIN BRANCH; IFSC : IDIB000C034

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" 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

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, Time for e-auction and Property ID No.	Prior Encumbrance
Property-1:- Chidambaram Registration district, Mannargudi Sub-Registration district, Kattumannarkoil Panchayat Union and Nattarmangalam Panchayat Board limit, Nattarmangalam Village, Keezhatheru, Ayan Punjai R. S No. 73/1, extent of 2180 Sq ft. or 202.52 Sq. Meter or 0.05 cents vacant site out of 0.10 cents out of 0.73 cents. As per Natham Nilavari Thitta Thooya Adangal comprised in R. S. No. 73/1C. As per Natham Patta, it is comprised in New Natham R. S. No. 73/1C2-00200 Sq. meter. Boundaries: North of Balakrishnan Site, South of Street, East of Kolanjiyappan Site, West of Appadurai Palani Site.	11.63 lakhs	1.16 lakhs	30/03/2026 11.00 am to 4.00 pm Property ID No- IDIB7448625809	NIL



The above property is a Residential vacant plot in the name of Mrs. Sundari W/o. Mr. P. Balamurugan. Property-2:- Chidambaram Registration district, Mannargudi Sub-Registration district, Kattumannarkoil Panchayat Union limit, Nattarmangalam village Panchayat Board, East Street Ayan Punja R. S. No. 73/1D as per patta, it is comprised in New Natham R. S. No. 73/1D1-00231 Sq. meter. Measuring East to West on Southern side 33ft., East to West on the northern side 33 ¾ ft., North to South on the Eastern side 78 ft., North to South on Western side 77 ft., thus total extent of 2547.81 Sq. feet or 0.06 cents out of 0.23 cents or 00950 Sq. meter. Boundaries:- South of road, North of Malathi Site, East of Indirani Site, West of Palanisamy Site. The above property is a residential vacant plot in the name of Mr. P. Balamurugan, S/o. Mr. Perumal.	13.43 lakhs	1.34 lakhs	30/03/2026 11:00 am to 04:00 pm Property ID No- IDIB7448625809	NIL
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Bidders are advised to visit the website (<https://baanknet.com>) 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://baanknet.com> 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://baanknet.com>.

Place: Kattumannar Koil
Date: 23/02/2026

[Signature]

AUTHORISED OFFICER

