



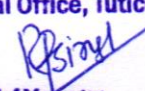
Indian Overseas Bank
Tuticorin Branch
21 Victoria Road,
Tuticorin DT -628001
Telephone: 0461 – 2320672, 8925150100
Email ID: iob0100@iob.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property/ies mortgaged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on '**AS IS WHERE IS BASIS**' and '**AS IS WHAT IS BASIS**' for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal **M/S Baanknet portal and URL M/S BAANKNET and URL <https://baanknet.com>**

Name & Address of Borrower	Sam Enterprises Prop : Mr. C Samuel John Sundarrajan 5/469, Devar Street, 1 st Street Tuticorin 628 002	
Name & Address of Mortgagors/Guarantors	Mr. J Chandrasekaran S/o Mr. John Mathi Nadar 5/469, Devar Street, 1 st Street Tuticorin 628 002 (Mortgagor / Guarantor)	Mrs. Selvamary W/o. Mr J Chandrasekaran 5/469, Devar Street, 1 st Street Tuticorin 628 002 (Mortgagor / Guarantor)
Date of NPA	30.12.2021	
Date of Demand Notice	21.01.2022	
Dues claimed in Demand Notice	Rs. 37,92,456.00	
Date of possession notice	17.12.2022	
Total Outstanding dues as on 28.02.2026	Rs. 62,04,410	

For INDIAN OVERSEAS BANK
Regional Office, Tuticorin


Chief Manager
Authorised Officer

DESCRIPTION OF THE IMMOVABLE PROPERTY

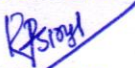
S. No.	Particulars of securities	
1.	All the Part & Parcel of the residential property situated at Door No. 6, Ward No.13 presently 27th Ward, Town Survey Ward 4, Muniasamy Koil Street, T.S.No- 1482, Tuticorin Town, Tuticorin Taluk, Tuticorin District standing in the name of Mr. J Chandrasekaran & Mr. C. Selvamary. Boundary Description of the property:- Item No1: Extent 948.88 sq.ft (plot & building) North : Mathialagan, Gunaseeli owned plot & house South : Gomathiammal & others plot house East : Subbaiah Moopanar Krishnammal Muthulakshmi C, Selvameri owned plot house North South common wall West : Sivagnanam and Lakshmiammal plot & house Item No2: Extent 233.125 sq.ft of pathway North : East West in the above street South : 1st item East : Subbaiah Moopanar Krishnammal Muthulakshmi C, Selvameri owned Plot house North South common wall West : Mathialagan, Gunaseeli owned plot & house	

Reserve Price	Rs.44,97,600
Date and time of e-auction	27.03.2026 between 11.00 A.M. to 04.00 P.M.
EMD	Rs. 4,49,760
Bid increase amount	Rs.25,000/-
Auto extension time	10 minutes each till sale is completed at the platform of https://baanknet.com
Known Encumbrance if any	Nil
Inspection Date & Time	From 11.03.2026 during office hours till 26.03.2026, 5PM

For detailed terms and conditions of the sale, please visit the web portal of service provider's link **<https://baanknet.com>** or bank's website: **<https://www.iob.in/e-Auctions.aspx>**

For INDIAN OVERSEAS BANK
Regional Office, Tuticorin

Place: Tuticorin
Date: 09.03.2026


Chief Manager
Authorised Officer

Authorized Officer
Indian Overseas Bank



Indian Overseas Bank
Tuticorin Branch
21 Victoria Road,
Tuticorin DT -628001
Telephone: 0461 – 2320672, 8925150100
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E-AUCTION SALE NOTICE

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT, 2002**

Whereas M/s Sam Enterprises, Represented by Proprietor, Mr. C Samuel John Sundarrajan has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 21.01.2022 calling upon the borrower M/s Sam Enterprises, Represented by Proprietor, Mr. C Samuel John Sundarrajan to pay that amount due to the Bank, being Rs. 37,92,456.00 (Rupees Thirty-Seven Lakhs Ninety-Two Thousand Four Hundred and Fifty-Six only) payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 17.12.2022 – under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as Rs. 41,20,481.64 (Rupees Forty-One Lakhs Twenty Thousand Four Hundred Eighty One and Sixty Four Paise only) payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

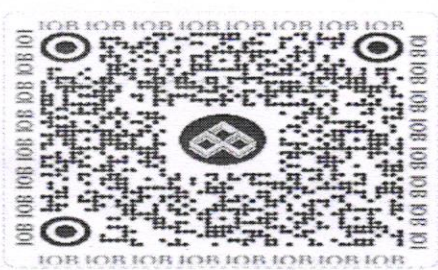
The dues of the borrower as on 28.02.2026 works out to Rs. 62,04,410 (Rupees Sixty Two Lakh Four Thousand Four Hundred and Ten Only) plus undebited interest + incidental charges with further interest & costs after reckoning repayments, if any, to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

For INDIAN OVERSEAS BANK
Regional Office, Tuticorin


Chief Manager
Authorised Officer

SCHEDULE OF PROPERTY(IES)

S. No.	Particulars of securities	
1.	All the Part & Parcel of the residential property situated at Door No. 6, Ward No.13 presently 27th Ward, Town Survey Ward 4, Muniasamy Koil Street, T.S.No- 1482, Tuticorin Town, Tuticorin Taluk, Tuticorin District standing in the name of Mr. J Chandrasekaran & Mr. C. Selvamary. Boundary Description of the property:- Item No1: Extent 948.88 sq.ft (plot & building) North : Mathialagan, Gunaseeli owned plot & house South : Gomathiammal & others plot house East : Subbaiah Moopanar Krishnammal Muthulakshmi C, Selvameri owned plot house North South common wall West : Sivagnanam and Lakshmiammal plot & house Item No2: Extent 233.125 sq.ft of pathway North : East West in the above street South : 1st item East : Subbaiah Moopanar Krishnammal Muthulakshmi C, Selvameri owned Plot house North South common wall West : Mathialagan, Gunaseeli owned plot & house	
Date and time of e-auction	27.03.2026 between 11.00 A.M. to 04.00 P.M.	
Reserve Price	Rs.44,97,600	
Earnest Money Deposit	Rs. 4,49,760	
Bid Multiplier	Rs.25,000/-	
Auto extension time	10 minutes each till sale is completed at the platform of https://baanknet.com .	
Inspection of Property	From 11.03.2026 during office hours till 26.03.2026, 5PM	
Submission of Online application for bid with EMD	11.03.2026 onwards	
Last date for submission of online application for BID with EMD	26.03.2026 before 5.00 P.M	
Known Encumbrance if any	Nil	
Total Outstanding dues as on 28.02.2026	Rs. 62,04,410 + undebited interest + incidental charges with further interest & costs	

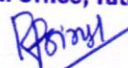
For INDIAN OVERSEAS BANK
Regional Office, Tuticorin

[Signature]
Chief Manager
Authorised Officer

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **M/S BAANKNET** under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account **by 26.03.2026**. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from <https://baanknet.com> which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-बक़य – IBAPI portal <https://baanknet.com>
5. The submission of online application for bid with EMD shall start from **11/03/2026**.
6. Bidder's Global Wallet should have sufficient balance **Rs. 4,49,760** at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 2 hours with auto extension time of 10 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.25,000/- to the last higher bid of the bidders. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within

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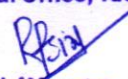

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the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

10. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
11. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
12. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
13. The property is being sold on "**As is where is**" and "**As is what is**" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
14. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
15. Sale is subject to confirmation by the secured creditor.
16. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
18. ***In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.**

***In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1 % of the consideration as Income Tax.**
19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Tuticorin Branch**, Branch Code: 0100, IFSC Code : IOBA0000100 Tel: : **0461 – 2320672, 8925150100 during office hours till 26.03.2026, 5.00 PM.**

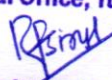
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20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://baanknet.com>), details of which are available on the e-Auction portal.
21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
22. M/S Ebkray portal has been renamed as **M/s BAANKNET** having Registered office at Unit 1, 3rd floor, VIOS commercial tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll free Numbers +918291220220 & E mail- support.BAANKNET@psballiance.com operation time of Helpdesk 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website: <https://baanknet.com>

Place : Tuticorin
Date : 09.03.2026

For INDIAN OVERSEAS BANK
Regional Office, Tuticorin


Chief Manager
Authorised Officer

Authorized Officer
Indian Overseas Bank