

Asset Recovery Management Branch(ARMB)
448-A, Dr. Nanjappa Road, Coimbatore-641 018
Ph. No: 0422-2231314, 0422-2231345 e-mail: cs4371@pnb.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 27.03.2026 between 11.00 AM to 4.00 PM

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 27.03.2026 UPTO 03:00 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) 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 immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Details of the encumbrances known to the secured Creditors-Not known

SCHEDULE OF THE SECURED ASSETS

Lo t N o	Name of the Branch & Account Name & addresses of the Borrower/ Guarantors	Description of the Immovable Properties mortgaged/ owner's Name(mortgagers of property(ies)	A) Dt. of Demand Notice u/s 13(2) of SARFAESI Act 2002 B) Outstanding Amount C)possession Date U/s 13(4) of SARFAESI Act 2002 D)Nature of possession /physical/Constructive	1) Reserve Price 2) EMD 3) Bid Increase Amount
1	BO: Salem Shevapet - (ID: 071410) (Now transferred to ARMB, Coimbatore) M/S.MAHALAKSHMI YARNS <u>Borrower:</u> M/s.Mahalakshmi Yarns No: 53 Ellappan Street, Ammapet, Salem - 636006 <u>Proprietor:</u> Mr. A.V.S. Sabarinathan (Proprietor) No: 53 Ellappan Street, Ammapet, Salem - 636006 <u>Mortgagor:</u> Mr. V. Selvam D.No: 55/26 Sundara Ganapathy Street, Ammapet, Salem - 636006	<u>(Schedule of the property)</u> <u>LOT 1: Property in the name of Shri V. Selvam (PAN No: AUXPS4567P) :</u> ITEM No. I (Doc.No.1939/1994) All the piece and parcel of land and building constructed thereon, in Salem District, Joint No.1 Salem East Sub Registration District, Salem Taluk, Thathampatty Village, Mitta S. No. 172/1, as per Re-Survey Settlement S.No.185/2, Punjai acre 1.40, in this extent of 1452 ½ square feet within the following boundaries : West of :Raji's Land North of :Mariappagounder Land East of : Palaniappa Mudaliar and Santhayammal Land South of : East-West Cart Road Linear Measurement of East-West on the Northern side -20 feet East-West on the Southern side -20 feet North-South on the Eastern side -72.9 feet North-South on the Western side-72.6 feet Measuring an extent of 1452 ½ square feet of land As per TSLR comprised in new T.S. No.35, Ward-AK, Block-27 as per TSLR the property measuring an extent of Punjai Hec. 0.1.41.5 with all easementary rights, Mamool Thada Nada Pathiam etc. <u>LATITUDE: 11.665528 N</u> <u>LONGITUDE: 78.187893 E</u>	A) 04.03.2024 B) Rs. 1,28,51,229.89 (Rupees One Crore Twenty Eight Lakh Fifty One Thousand Two Hundred Twenty Nine and Paise Eighty Nine) as on 28.02.2026 plus further interest and other charges from 01.03.2026 (A/c no: 07144011000925) C) 13.06.2024 D) SYMBOLIC	<u>LOT-1:</u> 1)Rs.43,91,000/- (Rupees Forty Three Lakh Ninety One Thousand Only) 2) Rs.4,39,100/- (Rupees Four Lakh Thirty Nine Thousand and One Hundred Only) 3) Rs.25,000/- (Rupees Twenty Five Thousand Only) <u>DATE & TIME OF e-AUCTION:</u> 27.03.2026, (FRIDAY) 11.00 AM TO 04.00 PM.

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2		<u>LOT 2: Property in the name of Shri V. Selvam (PAN No: AUXPS4567P)</u> ITEM No. II (Doc.No.3119/1986) All the piece and parcel of land and building constructed thereon, in Salem District, Salem East Sub Registration District, Salem Taluk, Thathampatty Village, Re-Survey No.185/1, Punjai acre 3.00, in this Thakku-I an extent of 2606 square feet within the following boundaries: West of : Land sold by Power Agent of Balasubramaniam North of: Land lnd Thakku pathway land & Krishnamoorthy Land East of : Land owned by Balasubramaniam and Vagaira South of: Land owned by Balasubramaniam and Vagaira Linear Measurement of East-West on the Northern side - 68 feet East-West on the Southern side - 71 feet North-South on the Eastern side - 39 feet North-South on the Western side -36 feet Measuring an extent of 2606 square feet of land Comprised in new T.S. No.31/2, Ward-AK, Block-27 admeasuring Hec 0.2.48.0 and in T.S. No.30/2, Block - 25, Ward-AK, admeasuring Hec.0.0.40.5 Thakku-II (An extent of 1678 square feet used as pathway land as per Sale Deed) West of : Land sold by Balasubramaniam North of : Land sold to V. Dharmalingam East of : Land sold to Krishnamoorthy and Vagaira South of :1st Thakku land Linear Measurement of East-West on the Northern side - 8 feet East-West on the Southern side - 7 ½ feet North-South on the Eastern side - 216 ½ feet North-South on the Western side - 216 ½ feet Admeasuring an extent of 1678 square feet used as Pathway Land Comprised in T.S. No.34/8, Ward-AK, Block-27 Admeasuring Hec 0.1.8.0. The above described property is situated within the limit of Salem Corporation. Land is in Koyyathoppo Street. <u>LATITUDE: 11.665500N</u> <u>LONGITUDE: 78.187861E</u>		<u>LOT-2:</u> 1)Rs.92,18,000/- (Rupees Ninety Two Lakh and Eighteen Thousand Only) 2)Rs.9,21,800/- (Rupees Nine Lakh Twenty One Thousand and Eight Hundred Only) 3)Rs.50,000/- (Rupees Fifty Thousand Only) <u>DATE & TIME OF e-AUCTION:</u> 27.03.2026, (FRIDAY) 11.00 AM TO 04.00 PM.
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TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

- The auction sale will be “online through e-auction” portal <https://baanknet.com>
- 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 **by at least one working day** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

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3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from <https://baanknet.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. 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 Deposited shall not bear any interest.

4. Platform (<https://baanknet.com>) for e-Auction will be provided by 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>).

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.

(1) <https://baanknet.com>

(2) www.pnbindia.in

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from <https://baanknet.com>.

7. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

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 higher bid of the bidders. 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.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

(1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider <https://baanknet.com>. Details of which are available on the e-Auction portal.

10. 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).

11. The secured asset will not be sold below the reserve price.

12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than 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/ /NEFT/RTGS Account no: 437100317118A, IFSC: PUNB0437100/Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c: M/s Mahalakshmi Yarns Payable at "Coimbatore". 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.

13. It shall be the responsibility of the successful bidder to remit the 1% of TDS in Favour of Mortgagors as applicable u/s 194-IA of the Income Tax act 1961 within stipulated time i.e 15 days from the date of auction if the bid amount is Rs.50.00 lakhs and above. The purchaser has to produce the proof of having deposited TDS.

14. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

15. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

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16. The properties are being sold on 'AS IS WHERE IS BASIS' and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
17. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
18. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
19. **All statutory dues/attendant charges/other maintenance charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.**
20. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
21. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
22. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer, <https://baanknet.com>.

Place: Coimbatore
Date: 03.03.2026

Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

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பஞ்சாப் நேஷனல் வங்கி
Punjab National Bank

கடன் மீட்டி நிர்வாகக் கிளை (ARMB) (D.No.437100) : எண்.448A, டாக்டர் நஞ்சப்பா ரோடு,
கோயம்புத்தூர் - 641 018. போன் : 0422 2231314, 0422-2231345. மின்னஞ்சல் : cs4371@pnb.bank.in

அசையாச் சொத்துக்களின் விற்பனைக்கான விற்பனை அறிவிப்பு
அசையாச் சொத்துக்களின் விற்பனைக்கான மின் ஏலத்திற்கான பொது அறிவிப்பு : 27.03.2026 தேதி அன்று
(காலை 11.00 மணி முதல் மாலை 4.00 மணி வரை)
முன்வைப்புத் தொகை மற்றும் ஆவணங்கள் சமர்ப்பிக்க கடைசித் தேதி மற்றும் நேரம் : 27.03.2026 தேதி அன்று.
மாலை 3.00 மணி வரை

கடனீட்டு சொத்துக்கள் ரொக்கமாகக் குதல மற்றும் நிதி சொத்துக்களை மாறு சீரமைத்தல் கடனீட்டு சொத்துக்கள் மீதான உரிமை அமலாக்க சட்டம், 2002, பிணையநூலன் (அமலாக்கம்) விதிகள் 2002 ன் விதி 9(1) உடன் கீழ், அசையாச் சொத்துக்களின் விற்பனைக்கான மின்-ஏல விற்பனை அறிவிப்பு.

பஞ்சுப் தேனையில் வங்கியின் (பாதுகாக்கப்பட்ட கடனீடுதவர்) அங்கீகரிக்கப்பட்ட அதிகாரி அவர்கள், மேற்படி வங்கிக்கு வரவேண்டிய கீழே குறிப்பிடப்பட்டுள்ள தொகையையும் கீழே குறிப்பிட்டுள்ள கடன்தாரர்கள் மற்றும் உத்தவாதாளித்தவர்கள் ஆகியோரின் பரிசுத்த வசூலிக்கும் பொருட்டு, கடன் வழங்கிய வங்கிக்குப் பிணையப்படுத்தப்பட்ட/சுருவைக்கப்பட்ட ஆக்கபூர்வ / கொள்நிலை / அடையாள சவாதினம் செய்து கொண்ட கீழ்க்கண்ட அசையாச் சொத்தினை கீழே அட்டவணையில் குறிப்பிட்டுள்ள தேதியில் விற்பனை செய்யவுள்ளார் என்பதை குறிப்பாக கடன்தாரர்கள் மற்றும் உத்தவாதாளித்தவர்கள் மற்றும் பொதுமக்களுக்கு இந்த அறிவிப்பின் மூலம் தெரியப்படுத்துப்படுகிறது. இந்த சொத்துக்கள் 'எங்கு உள்ளதோ உள்ளபடி', 'என்ன உள்ளதோ உள்ளபடி', 'எப்படியுள்ளதோ உள்ள நிலையில்' விற்கப்படும். சொத்திற்கான குறைந்தபட்ச நிர்ணயிக்கப்பட்ட விலை மற்றும் முன் வைப்புத் தொகை கீழே பட்டியலில் உள்ள விவரப்படி யாகும்.

பாதுகாக்கப்பட்ட கடன் வழங்கிய வங்கிக்குத் தெரியவந்த ஏதேனும் வில்லங்கங்கள் குறித்த விவரம் தெரியவில்லை.

பாதுகாக்கப்பட்ட சொத்துக்களின் அட்டவணை

லாக் எண்	கிணையின் பெயர் மற்றும் கணக்கின் பெயர் மற்றும் கடன்தாரர்/ உத்தரவாதமளிக்கப்பட்ட பெயர் மற்றும் விலாசம்	பிணையப்பட்ட அசையாச் சொத்து விபரம் / உரிமையாளரின் பெயர் (சொத்தின் அடமானதாரர்/கள்)	அ) 2002 சர்க்கார் சட்டத்தின் பிரிவு 13(2)ன் படியான கேட்பு அறிவிப்பு தேதி இ) நிறுவனத்தோடு இ) 2002 சர்க்கார் சட்டத்தின் பிரிவு 13(4)ன் படியான கவாஜீனம் எடுத்த தேதி ஈ) கவாஜீனத்தின் தன்மை அடையாளம் / கொள்விலை/அக்கயர்வு கவாஜீனம்	1) ரிசர்வ் விலை 2) முன்வைப்புத் தொகை (EMD) 3) ஏல் டீடீய் குத்தி சொகை
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