

**(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE**

Branch: Erode
Phone No:0424-2253268

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 Adithyaa Polymers Represented by its Partner Mr.N Dhurraiswami and Mrs.Loganayaki Duraisamy 55/1-A,Anthiyur Road, Pattachavadi Ammapettai,Anthiyur Erode - 638311	2.Mr.N Dhurraiswami S/o Nallasamygounder 5/1306 Pioneer Estate Lakshmi Nagar,Bhavani Vasavi College ,Erode – 638316
3.Mrs.Loganayaki Duraisamy W/o Mr.N Dhurraisamy 5/1306 Pioneer Estate Lakshmi Nagar,Bhavani Vasavi College ,Erode – 638316	4.Smt.Ramayammal W/o Nallasamy gounder 5/1306 Pioneer Estate Lakshmi Nagar,Bhavani Vasavi College ,Erode – 638316
5.Mrs.Ramyalakshme D/o Mr.N Dhurraiswami 5/1306 Pioneer Estate Lakshmi Nagar,Bhavani Vasavi College ,Erode – 638316	

Sub: Loan account –M/s Adithyaa Polymers – OCC Acc No:6795477235 with Indian Bank, Erode Branch

M/s Adithyaa Polymers has availed MICRO-SMALL-OCC –REPO and MSME GECLS Loan from Indian Bank, Erode Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. M/s Adithyaa Polymers failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 05.08.2025 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 1) **M/s Adithyaa Polymers (Partner:Mr. N Dhurraiswami)** office at 55/1 Anthiyur Road Pattachavadi ,Anthiyur Erode-638311 2) **Mrs.D Loganayaki Duraisamy (Partner)** office at 55/1 Anthiyur Road Pattachavadi ,Anthiyur Erode-638311 3) **Smt.Ramayammal(Partner)** office at 55/1 Anthiyur Road Pattachavadi ,Anthiyur Erode-638311 4) **Mrs. Ramyalakshme (Guarantor)** residing at 5/1306 Pioneer Estate,Lakshmi Nagar,Bhavani,Vasavi College ,Erode – 638316 liable to the Bank to pay the amount due to the tune of Rs.3,71,55,597/- (**Rupees Three Crore Seventy One Lakhs Fifty five thousand**



Five Hundred and ninety seven Only) as on 05.08.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 05.08.2025

As M/s Adithyaa Polymers failed to make payment despite Demand Notice dated 05.08.2025 the Authorized Officer took possession of the schedule mentioned properties under the Act on 09.10.2025 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 03.03.2026 (**Rupees Three Crore Eighty Three Lakhs Forty Eight Thousand One Hundred Thirty Three Only**) is with further interest, costs, other charges and expenses thereon from 04.03.2026

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 25.03.2026 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 04.03.2026 to 25.03.2026 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 25.03.2026 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 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
6082041346 – E-Auction A/c –Indian Bank,Dharmapuri	Dharmapuri,IFSC :IDIB000D016

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 (*this portion may be retained if it is a non-suit filed account*)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (*This portion may be retained if it is a suit filed account*)

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 Extension of EM of Single Story RCC roofed, AC Sheet Couple and Lean to roofed, RCC framed and wall bearing Go-down building Located at Door No:3/644, Re-Survey No:146/3,146/4, 146/8 and 146/9 situated along 20 feet wide concrete road, situated about 100 feet away from salem to kochi NH four Lane, Situated adjacent to JKKN College of Pharmacy, situated about 250M away from JKKN and JKKN college bus stop, Yethirmedi, Komarapalayam. Total extent of land:Item 1+ Item 2+ Item 3 = 2,790+16,988.40+11,652.30 = 31430.70 Sq.Ft. Owned by Mr. N Dhurraiswami Item 1 & 2 Doc No: 3860/2007, 4772/2007 Item 3 Doc No: 2403/2006 Item 1 <table><tr><td>North</td><td>Dhurraiswami's property</td></tr><tr><td>South</td><td>J.K.K. Alamelu Angappan Women's College</td></tr><tr><td>East</td><td>J.K.K. Alamelu Angappan Women's College</td></tr><tr><td>West</td><td>North South Common Road</td></tr></table> Item 2 <table><tr><td>North</td><td>Ramasamy and Others Property</td></tr><tr><td>South</td><td>Dhurraiswami's property</td></tr><tr><td>East</td><td>J.K.K. Alamelu Angappan Women's College</td></tr><tr><td>West</td><td>North South Common Road</td></tr></table> Item 3 <table><tr><td>North</td><td>Owner's Item No. I Property</td></tr><tr><td>South</td><td>Loganayaki's property</td></tr><tr><td>East</td><td>J.K.K. Alamelu Angappan Women's College</td></tr><tr><td>West</td><td>North South Common Road</td></tr></table>	North	Dhurraiswami's property	South	J.K.K. Alamelu Angappan Women's College	East	J.K.K. Alamelu Angappan Women's College	West	North South Common Road	North	Ramasamy and Others Property	South	Dhurraiswami's property	East	J.K.K. Alamelu Angappan Women's College	West	North South Common Road	North	Owner's Item No. I Property	South	Loganayaki's property	East	J.K.K. Alamelu Angappan Women's College	West	North South Common Road	Rs.2,85,00,000	Rs.28,50,000	Date:25.03.2026 Time:10.00 A.M. to 4.00 P.M Property ID:IDIB360646996 1	NIL
North	Dhurraiswami's property																											
South	J.K.K. Alamelu Angappan Women's College																											
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Property 2 Extension of EM of Vacant Land Plot situated at Site No:2 and 3 in old survey No:510, Re Survey No:513/7 known as Kamarajar Street situated along Bhavani to Mettur SH road 30 feet wide panchayat tar road, situated about 100 M away from Ammapettai Police station and Amma-Pettai village, Town Panchayat& SRO, Anthiyurtaluk and Erode Dt-638 311 Total extent of land: 5000 Sq. Ft. Owned by Mrs. D Loganayaki Doc No: 1072/2009	Rs.1,07,00,000	Rs.10,70,000	Date:25.03.2026 Time:10.00 A.M. to 4.00 P.M Property ID:IDIB360646996 2	NIL																								



Site No:2 (2500 Sq.Ft.)					
North	Pappathi's property				
South	Site no.3				
East	N.Duraisamy's property				
West	Bhavani to mettur main road				
Site No:3 (2500Sq.Ft.)					
North	Site no.2				
South	30 Feet wide East West Panchayat Road				
East	Site no.4				
West	Bhavani to Mettur Main Road				
Property 3: Extension of EM of Vacant Land Situated at Old Survey No:510, Re SurveyNo:513/7 known as Kamarajar Street, Situated along 30 feet wide Panchayat tar road and 23 feet wide earthen road, Situated off Bhavani to Mettur SH Road situated about 100M away from Ammapettai main bus stop, Amma-Pettai village, Town Panchayat& SRO, Anthiyur taluk and Erode Dt-638 311. Total extent of land 3000 sq.ft. Owned by Mr. N Dhurraiswami Doc No: 856/1995		Rs.45,00,000	Rs.4,50,000	Date: 25.03.2026 Time: 10.00 A.M. to 4.00 P.M Property ID: IDIB3606469963	NIL
North	Pappathi's property				
South	East West 30 Feet wide Road				
East	23'0" wide Town Panchayat road				
West	Pappathi and V.Nallasamy Gounder property				
Property 4: Extension of EM of Vacant residential Land Situated at Site Nos:42 and 43, Re Survey No:640/2A known as "Pioneer Estate" residential layout situated along 40 feet wide panchayat tar road and 30 feet wide tar road, situated about 300m away from Salem to Kochi NH road and Ethirmedu bus stop, situated about 500m away from JKKN dental college and college of Pharmacy and hospital, Vattamalai, Komarapalayam, Katheri Village &Panchayat, Komarapalayam SRO, Sankari Taluk & Salem District. Total extent of land 3462.50sq.ft. Owned by Mrs. D Loganayaki Doc No: 3537/2008		Rs.43,00,000	Rs.4,30,000	Date: 25.03.2026 Time: 10.00 A.M. to 4.00 P.M Property ID: IDIB3606469964	NIL
North	East West Common Road				
South	Site no.44				
East	40 feet wide North South Panchayat Road				
West	Site no.41				

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: Erode
Date: 04.03.2026

For INDIAN BANK

AUTHORISED OFFICER
Authorised Officer

