



इण्डियन ओवरसीज बैंक

Indian Overseas Bank

[भारत सरकार का उपक्रम A Govt. of India Undertaking]

Big Bazaar Street Branch

1218 Big Bazaar Street

Coimbatore 641001

दूरभाष नं.: 0422- 2396060

Email ईमेल: iob0020@iob.in

सन्दर्भ Ref. IOB/0020/SN/03/2025-26

दिनांक Date: 04.03.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

Sl.No	Borrower
1	M/s MNR Exports Office Address: 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035
Sl.No	Partner and Guarantor
1.	Mr. G Mariappan Permanent Address: S/o. M Gomathi Nayagam, 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035. Communication Address S/o. M Gomathi Nayagam, 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035. Office Address: S/o. M Gomathi Nayagam, 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035.
2.	Mr. CA Jayakumar Permanent Address: S/o. C K Ayyasamy, 2/1, SNV Garden, Nanjundapuram Road, Coimbatore – 641036 Communication Address C K Ayyasamy, 2/1, SNV Garden, Nanjundapuram Road, Coimbatore – 641036 Office Address: C K Ayyasamy, 2/1, SNV Garden, Nanjundapuram Road, Coimbatore – 641036.
Sl.No	Guarantor
1.	Mr. S Annamalai Permanent Address: S/o Subramanian, 5/8, Kathiravan Garden, Dhanalakshmipuram Backside, Singanallur, Coimbatore – 641005 Communication Address S/o Subramanian, 5/8, Kathiravan Garden, Dhanalakshmipuram Backside, Singanallur, Coimbatore – 641005 Office Address: S/o Subramanian, 5/8, Kathiravan Garden, Dhanalakshmipuram Backside, Singanallur, Coimbatore – 641005

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **09.10.2025** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **The New Indian Express and Dinamani** on

M/s MNR Exports

13.10.2025 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.

3. You the above named borrowers / partners / mortgagors / guarantor have failed to pay the dues in full save after issuance of demand notice dated **12.05.2025**. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the repayments, the dues in the loan account as on **02.03.2026** is **Rs.1,63,95,278.74*** (Rupees One Crore Sixty Three Lakhs Ninety Five Thousand Two Hundred Seventy Eight and paise Seventy Four only) (***)The outstanding is arrived by reducing the EMD and payments made by the successful bidders of two other properties sold in the first auction and borrower repayments)** for **M/s MNR Exports** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **15 days** that the below mentioned secured assets shall be sold by the undersigned on **23.03.2026** between **10.30A.M and 1:30 PM** hours with auto extension of 10 minutes through e-auction using <https://baanknet.com>.
6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **The New Indian Express and Dinamani** shortly.

DESCRIPTION OF THE IMMOVABLE PROPERTY

1. Property Owner: Mr. C A Jayakumar, S/o C K Ayyasamy Gounder

Item 1: In Coimbatore Registration District, Kinathukadavu Sub-Registration District, Door No.4, Bajanai Kovil Street, S.F.No.465/A1A1A, R.S.No.1132/3, 7 & 8, Chettipalayam Village, Coimbatore South Taluk, Coimbatore District, in this 6167 Sq. Ft. of land with the tiled house measuring 2750 Sq. Ft. constructed thereon

Boundaries:

South of: Bajanai Koil Street & Property belonging to Chellappan

East of: North South Street & Property belonging to Chellappan

North of: Property belonging to Karuppusamy Chettiar

West of: Property belonging to Karuppusamy Chettiar & other property

Item 2: Coimbatore Registration District, Kinathukadavu Sub-Registration District, Coimbatore South Taluk, Chettipalayam Village, Natham S.F.No.465/A1A1A, Bajanai Koil Street, with an extent of 2505 Sq. Ft. or 5 Cents 327 Sq. Ft. or 232.72 Sq. mtrs. is situated within the following boundaries:

South to: Property belonging to Karuppusamy

East to: Property belonging to Karuppusamy & A Subbulakshmi

North to: Property belonging to Karuppusamy & Aruchamy

West to: Property belonging to Pachiyammal

In this admeasuring a tiled house constructed thereon measuring an extent of 624 Sq. Ft. i.e.,

East-West on both sides: 48 Feet

North-South on both sides: 13 Feet

M/s MNR Exports

With the right to access this house in the 19 feet broad ride from the Bajanai Koil Street running towards South to reach the front yard. The property situated in the New Natham Scheme No.113/7 with Door No.4 (Bajanai Koil Street.)

Reserve Price: Rs.72,50,000 /-

EMD: Rs.7,25,000/-

Bid Multiplier : Rs.1,00,000/-

Known Encumbrance, if Any: NIL

* Bank's dues have priority over the statutory dues

LATITUDE/LONGITUDE: 10.91316, 77.03650

2. Property Owner: Mr. C A Jayakumar, S/o C K Ayyasamy Gounder

In the Registration District of Coimbatore, Sub-Registration District of Kinathukadavu, Coimbatore South Taluk, in Chettipalayam Village, 5.22 Punjai Acres in S.F.No.422 and 4.45 Punjai Acres in S.F.No.423, the total extent of these acres are 9.67 Acres joined together and converted into house site layouts and named as "Star City", in which Site No.'s 186, 203, 216 and 225 within the following boundaries:

Item 1 (Site No.186):

Boundaries:

North of: Site No.185

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.164 and 165

In this middle

East-West on the North: 40 feet

East-West on the South: 40 feet

South-North on the East: 69 feet

South-North on the West: 40 feet

The total extent of the site is 2180 Sq. Ft.

Item 2 (Site No.203):

Boundaries:

North of: Site No.202

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.187, 188 and 189

In this middle

East-West on the North: 39 feet

East-West on the South: 40 feet

South-North on the East: 76 feet

South-North on the West: 42 feet

The total extent of the site is 2360 Sq. Ft.

M/s MNR Exports

Item 3 (Site No.216):

Boundaries:

North of: Site No.215

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.204 and 205

In this middle

East-West on the North: 40 feet

East-West on the South: 40 feet

South-North on the East: 56 feet

South-North on the West: 34 feet

The total extent of the site is 1800 Sq. Ft.

Item 4 (Site No.225):

Boundaries:

North of: Site No.224

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.217 and 218

In this middle

East-West on the North: 40 feet

East-West on the South: 40 feet

South-North on the East: 59 feet 6 inches

South-North on the West: 32 feet

The total extent of the site is 1830 Sq. Ft.

Therefore, the total extent of the above said properties is 8170 Sq. Ft. or 18 Cents and 322 Sq. Ft. (759.01 Sq. mtrs.) of vacant land with common right to use the mamool car track road and appurtenances etc. This property is situated within the limits of Chettipalayam Panchayat.

Reserve Price: Rs.38,10,000 /-

EMD: Rs.3,81,000/-

Bid Multiplier : Rs.50,000/-

Known Encumbrance, if Any: NIL

* Bank's dues have priority over the statutory dues

LATITUDE/LONGITUDE: site no.186 -10.898.35, 77.02313;

site no.203 -10.89817, 77.02299;

site no.216 -10.89783, 77.02277;

site no.225 -10.89749, 77.02246

Yours Faithfully

Authorised officer

M/s MNR Exports

Encl: E-auction notice

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Proviso to Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules]

E-auction sale notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) 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 to the Secured creditor, the symbolic possession of which has been taken by the Authorised Officer of **Indian Overseas Bank, Big Bazaar Branch**, will be sold on "As is where is" "As is what is" and "Whatever there is" on **23.03.2026** for recovery of **Rs.1,63,95,278.74*** (Rupees One Crore Sixty Three Lakhs Ninety Five Thousand Two Hundred Seventy Eight and paise Seventy Four only) (***)**The outstanding is arrived by reducing the EMD and payments made by the successful bidders of two other properties sold in the first auction and borrower repayments) as on **02.03.2026** along with further interest at contractual rates and rests w.e.f **03.03.2026** due to the Secured Creditor from borrowers / mortgagors / guarantor

M/s. MNR Exports - Borrower

Communication Address: 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035

Office Address: 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035

Mr. G Mariappan- Partner and Guarantor

Permanent Address: S/o. M Gomathi Nayagam, 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035.

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Office Address: S/o. M Gomathi Nayagam, 2/25, Kanchi Maanagar, Vilankurichi (PO), Coimbatore – 641035.

Mr. CA Jayakumar -Partner and Guarantor

Permanent Address: S/o. C K Ayyasamy, 2/1, SNV Garden, Nanjundapuram Road, Coimbatore – 641036

Communication Address C K Ayyasamy, 2/1, SNV Garden, Nanjundapuram Road, Coimbatore – 641036

Office Address: C K Ayyasamy, 2/1, SNV Garden, Nanjundapuram Road, Coimbatore – 641036.

Mr. S Annamalai -Guarantor

Permanent Address: S/o Subramanian, 5/8, Kathiravan Garden, Dhanalakshmipuram Backside, Singanallur, Coimbatore – 641005

Communication Address S/o Subramanian, 5/8, Kathiravan Garden, Dhanalakshmipuram Backside, Singanallur, Coimbatore – 641005

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SCHEDULE OF PROPERTIES

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M/s MNR Exports

Boundaries:

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Reserve Price: Rs.72,50,000 /-

EMD: Rs.7,25,000/-

Bid Multiplier: Rs.1,00,000/-

Known Encumbrance, if Any: NIL

* Bank's dues have priority over the statutory dues

LATITUDE/LONGITUDE: 10.91316, 77.03650

2. **Property Owner:** Mr. C A Jayakumar, S/o C K Ayyasamy Gounder

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Item 1 (Site No.186):

Boundaries:

North of: Site No.185

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.164 and 165

In this middle

East-West on the North: 40 feet

East-West on the South: 40 feet

South-North on the East: 69 feet

South-North on the West: 40 feet

The total extent of the site is 2180 Sq. Ft.

M/s MNR Exports

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North of: Site No.202

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.187, 188 and 189

In this middle

East-West on the North: 39 feet

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The total extent of the site is 2360 Sq. Ft.

Item 3 (Site No.216):

Boundaries:

North of: Site No.215

South of: S.F.No.424 landed property

East of: 23' South North layout Street

West of: Site No.204 and 205

In this middle

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East-West on the South: 40 feet

South-North on the East: 56 feet

South-North on the West: 34 feet

The total extent of the site is 1800 Sq. Ft.

Item 4 (Site No.225):

Boundaries:

North of: Site No.224

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The total extent of the site is 1830 Sq. Ft.

Therefore, the total extent of the above said properties is 8170 Sq. Ft. or 18 Cents and 322 Sq. Ft. (759.01 Sq. mtrs.) of vacant land with common right to use the mamool car track road and appurtenances etc. This property is situated within the limits of Chettipalayam Panchayat.

Reserve Price: Rs.38,10,000 /-

EMD: Rs.3,81,000/-

M/s MNR Exports

Bid Multiplier : Rs.50,000/-

Known Encumbrance, if Any: NIL

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LATITUDE/LONGITUDE: site no.186 -10.898.35, 77.02313;

site no.203 -10.89817, 77.02299;

site no.216 -10.89783, 77.02277;

site no.225 -10.89749, 77.02246

Date and time of e-auction: 23.03.2026 (Date) between 10.30 A.M. to 1:30 PM. (Time) with auto extension of 10 minutes each till sale is completed at the platform of **<https://baanknet.com>**.

For detailed terms and conditions of the sale, please refer to the service providers link or bank's website i.e. www.iob.in [http://www.iob.in/TenderDetails.aspx?Tender type=E_auction]

Date: 04.03.2026

Place: Coimbatore

**Authorised Officer
Indian Overseas Bank**

M/s MNR Exports

This may also be treated as a Notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date

Date and time of e-auction	23.03.2026 between 10.30 AM to 1:30 PM with auto extensions of 10 minutes each till sale is completed.
Reserve Price	As stated above for each properties
Earnest Money Deposit	As stated above for each properties
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " SARFAESI SALE PARKING ACCOUNT " to the credit of A/C No. 00200113035001 , Indian Overseas Bank, Big Bazaar Street Branch, 1218, Big Bazaar Street, Coimbatore Ph- 0422- 2396060; Mob 7418128342 Branch code : 0020 . IFS Code: IOBA0000020
Bid Multiplier	As stated above for each properties
Inspection of property	All working days between 05.03.2026 to 22.03.2026, upto 5.00PM (during office hours)
Known Encumbrance if any	NIL
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	NIL as per the available information

*Bank's dues have priority over the statutory dues.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com> under the supervision of the 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. 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 baanknet portal (<https://baanknet.com>)**.
5. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
6. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 180 Minutes with auto extension time of 10 minutes each till the sale is concluded.
7. 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 **as stated above for each properties** to the last higher bid of the bidders. 10 minutes time will be allowed

M/s MNR Exports

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.

8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of **"SARFAESI SALE PARKING ACCOUNT"** to the credit of A/C No **A/C No. 00200113035001, Indian Overseas Bank, Big Bazaar Branch, 1218 Big Bazaar Street, Coimbatore Ph 0422- 2396060; Mob 7418128342 Brach code : 0020 . IFS Code: IOBA0000020.**

9. 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 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", "As is what is" and "Whatever there 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 Bank.

16. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

17. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % 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 1.00 % 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 1.00% of the consideration as Income Tax.

18. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Big Bazaar Street Branch, 1218, Big Bazaar Street, Coimbatore- 641001 between **05.03.2026 to 22.03.2026, upto 5.00PM** (during office hours) **Phone No: 7418128342, & 0422- 2396060 (during office hours).**

19. 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 assistant is required before or during e-auction process, the bidder may contact authorised representative of e-auction service provider(<https://baanknet.com>) details of which are available on the e-Auction portal.

20. 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. Platform (<https://baanknet.com>) for e-auction will be provided by service provider M/S PSB Alliance PVT LTD having registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037(**Contact Phone 8291220220**). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com>.

PLACE: Coimbatore
DATE: 04.03.2026

Authorised Officer
Indian Overseas Bank