



	Indian Overseas Bank Asset Recovery Management Branch 3rd Floor , Annexe building, 763, Annasalai, Central Office, Chennai-600002 Tamil Nadu	Ph: 044-2851 9453 (GEN) 044-2842 0262 (AGM) E-mail: iob1535@iob.in Mob:- 8925951535
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Date.10.04.2026

To,

1	M/S. Trisul Overseas Represented by its Partner Mr. L.A.Siva Sangar Babu No.701/1A,M.B.T.Road Cross, Ranipet Vellore District Tamil Nadu-632 401	2	Mr. L.A. Siva Sangar Babu Villa No.37/S2, "Solitaire" B&B Mayflower Phase -I, V.I.T Thiruvalem Road, KarnambutVillage Katpadi Taluk Vellore District Pin Code-632519
3	Mr. M.Karthikeyan C2, Ramapoorna Nagar, 2 nd Main Road Athipet Koyambedu Chennai-600 058		

Sir/ Madam,

SALE NOTICE OF IMMOVABLE SECURED ASSETS

[E-auction sale notice for sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with the Security Interest (Enforcement) Rules, 2002].

Please find enclosed a copy of e-auction sale notice dated 10.04.2026 fixing E-auction sale on 30.04.2026 with Reserve Price as mentioned therein.

Yours Faithfully,

AUTHORISED OFFICER





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Date: 10.04.2026

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 borrowers viz., M/S. Trisul Overseas having its Office at No.701/1A,M.B.T.Road Cross, Ranipet Vellore District Tamil Nadu-632 401, represented and guaranteed by its Partners viz.,(1) Mr. L.A.Siva Sangar Babu, (2) Mr. M.Karthikeyan , that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 30.04.2026 for recovery of contractual dues amounting to Rs.5,11,67,167/- (Rupees Five Crores Eleven Lakhs Sixty Seven Thousand & One Hundred Sixty Seven only) as on 09.04.2026 with further interest, cost and other charges due to Indian Overseas Bank, Assets Recovery Management Branch, secured creditor, from the borrowers and guarantors mentioned above.

Details of actions under SARFAESI:

Demand notice under section 13(2)	06.08.2019
Symbolic possession u/s 13(4)	21.02.2020

The present sale notice is issued under section 9(1) of Security Interest Act 2002.

The Reserve price and Earnest money deposit (EMD) will be as follows: -

Reserve Price (Rs)	EMD:10% of Reserve Price	Bid Increment
1,65,20,000/-	16,52,000/-	3,00,000

*The above Reserve price is exclusive of applicable TDS. The bidder/purchaser shall bear the 1.00 % income tax/applicable TDS on the Reserve price plus bid multiplier amount. Statutory liabilities, known or unknown encumbrances if any, shall be borne by the purchaser/bidder and the Bank assumes no responsibility in this regard.

Description of Property:

Schedule

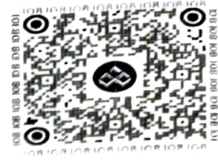
All that Piece and parcel of the property bearing Plot No.2 situated in the locality and in Govt Wet S.F.No.172/6B, Old SF No.172/6 & 169/5 D (Part) in Karampet Village, Villa No.37/S2, "Solitaire" B & B Mayflower Phase -I, V.I.T to Thiruvallam Road, Karnambut, Katpadi Talk, Vellore District with measurement of North to South:60 Feet on Eastern side and western Side, East to West 40 Feet on Northern and southern Sides Total Area 2400 Sq.Ft with R.C.C. Building

North by: S.F.No. 172/6A part Mayflower Villa

South by:30 Feet Common Road

East by: Plot No.3 Villa No S3





West by: Plot No.1 Villa No S1

Situated within the local limits of Karnambut Village Panchayat and Sub-Registration District of Katpadi.

The property is precisely covered under document no. 9290 of 2014 in the office of Sub-Registration office of Katpadi.

Latitude, Longitude and Co-ordinates of the site: Latitude: 12°58'05.2"N, Longitude: 79°12'54.6"E

Bank's dues have priority over the statutory dues, statutory liabilities, all known and unknown encumbrances, if any, shall be borne by the purchaser/bidder and bank assumes no responsibility in this regard.

Date & Time of Inspection	As per request.
Last date & time for EMD remittance and submission of online tender.	30.04.2026 before 10.30 AM.
Date & Time of E-auction	30.04.2026 between 10.30 AM to 12.30 PM with auto extension of ten minutes

For detailed terms and conditions of the sale, please refer to the service provider's link baanknet.com or bank's website www.iob.in.

Place: Chennai
Date: 10.04.2026

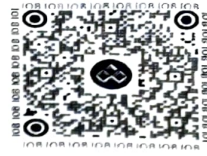



Authorized Officer

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Terms and Conditions of E Auction

1. The property(ies) will be sold by e-auction through the service provider baanknet.com under the supervision of PSB Alliance Pvt Ltd and the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal 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 have to transfer the EMD amount using online mode in his Global EMD Wallet account by 30.04.2026 before 10.30 AM. 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 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.com – PSB Alliance Pvt Ltd.

5. The submission of online application for bid with EMD shall start from 15.04.2026.

6. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) 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 120 Minutes 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. 3,00,000/- (Rupees Three lakh only) to the last 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. In case of single bidder, the minimum acceptable bid will be at least one bid increment higher than the reserve price as mentioned against each property.

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 in favour of Indian Overseas Bank, Asset Recovery Management Branch, Chennai by way of the credit to Account Number-15350113035001, Account Name- "SARFAESI Sale Parking Account" maintained at Indian Overseas Bank, Asset Recovery Management Branch, Chennai Branch Code: 1535 IFSC Code : IOBA0000109.

10. 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.

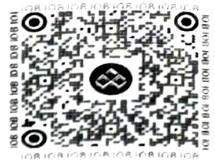
11. The sale certificate will be issued in the name of the highest successful bidder (purchaser) only, after payment of the entire sale price amount and other applicable taxes/charges, if any. In the event of the successful bidder failing to pay the balance of the sale price within the stipulated time, the secured creditor may treat the second highest bidder as the successful bidder and confirm the sale in his favour thereby proceeding to conclude the sale in his favour. Neither the confirmation of sale in favour of the second highest bidder nor the conclusion of sale in his favour gives any right to the original successful bidder to demand return of either the EMD amount or 25% of the bid price.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, travelling expenses etc., as applicable as per law.

13. 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.

14. 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, etc. By virtue of submission of





bid, it shall be deemed that the prospective bidders have conducted their own independent due diligence at their own costs including verifying the legal proceedings as well as ascertain the known or unknown liabilities, encumbrances and any other claims from concerned authorities or stake holders to their satisfaction.

15. 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. All statutory liabilities and encumbrances (known or unknown) shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

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 @ 1.00 % on the Sale Price to paid under the PAN of the Borrower. The reserve price is exclusive of income tax, 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.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Asset Recovery Management Branch, Third Floor, Annex Building, Central Office, 763 Anna Salai, Chennai-600002 during office hours till 29.04.2026 before 04.00 PM.

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 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. Platform (baanknet.com under the supervision of PSB Alliance) for e-auction will be provided by service provider M/s PSB Alliance Pvt Ltd, an initiative of Department of Financial Services having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (Contact Phone: 8291220220, Email: support.baanknet@psballiance.com operation time of Help desk: 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 baanknet.com.

Place: Chennai
Date: 10.04.2026




Authorized Officer
Indian Overseas Bank