



## Indian Overseas Bank

### Kottai Branch

New T.S. No.19, Ground Floor, Ward C-Block 27,  
Vasuki Street-5, Opposite Sengunthar Boys Hr.  
Secondary School Gate,  
Erode, Tamil Nadu-638001.

Phone: 0424 – 2265636/8925951859

E-mail: iob1859@iob.in

IOB/KOTTAI/EA/03/2026

Date: 07/05/2026

### SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) of the Security Interest (Enforcement) Rules 2002

To

**Mr. M Mylasamy @ M Subramani, S/O Muthusamy (Borrower/Mortgagor)**  
13, Karuvil Parai Valasau, Villarasampatti, Erode, Tamil Nadu-638107

**Mrs. S Chitra, W/O M Mylasamy @ M Subramani (Borrower)**  
13, Karuvil Parai Valasau, Villarasampatti, Erode, Tamil Nadu-638107

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 07.06.2024 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 Financial Express (English) and Dinamani (Tamil) on 10.06.2024 by the undersigned for realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above-named borrowers/mortgagors/guarantors have failed to pay the dues in full save and except payments amounting to Rs. **NIL** made after issuance of demand notice dated 25.03.2024. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is", "as is what is" & "whatever there is" conditions under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan account as on **06/05/2026** is **Rs 42,86,855/- (Rupees Forty Two Lakhs Eighty Six Thousand Eight Hundred and Fifty Five Only)** 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 **26/05/2026** between 11.00 AM and 01.00 PM with auto extension of 10 minutes through e-auction using <https://baanknet.com/eauction-psb/bidder-registration> (Web portal)

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 Local newspapers (English, Hindi, & Delhi & Himachal edition) shortly. A copy of the proposed paper publication is also enclosed.

**SCHEDULE OF PROPERTY(IES)**

Type-Residential Plot

Old SF No 159C, SF No 159A for this RS No 190/4 & 190/12, East West Road, Villarasampatty Village, Erode District

**TOTAL EXTENT : 14.50 Cents (6425.10 Sq Ft)**

An Extent of 14.50 Cents (6425.10 Sq Ft) of Residential House Site land within the following Boundaries:

|          |   |                                             |
|----------|---|---------------------------------------------|
| North of | - | Land of Chinnasamy & Duraisamy,             |
| South Of | - | East-West Road,                             |
| East of  | - | Land of Masaimalai,                         |
| West of  | - | Land of P Saminathan admeasures 58.25 Cents |

Measurements:

|       |   |          |
|-------|---|----------|
| North | : | 67'8" ft |
| South | : | 61'0" ft |
| East  | : | 107'6"ft |
| West  | : | 107'6"ft |

Thiru M Myilsamy@ Subramani sold one portion (Western portion-Gift Settlement) of his property to Thiru M Masimalai. The document registered in the document No 3390/2011 (14.50 Cent) dated 16.11.2011

**The property is in the name of Mr M Mylasamy @ M Subramani S/o Muthusamy**

Yours Faithfully

Authorized officer



Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice

|                                                                                   |                                                                                                                                                                                                                   |                                                                          |                                                                                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | <b>Indian Overseas Bank</b><br><b>Kottai Branch</b><br>New T.S. No.19, Ground Floor, Ward C-<br>Block 27, Vasuki Street-5, Opposite<br>Sengunthar Boys Hr. Secondary<br>School Gate,<br>Erode, Tamil Nadu-638001. | Phone: 0424 -<br>2265636<br>Mob: 8925951859<br>E-mail:<br>iob1859@iob.in |  |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|

### E-AUCTION SALE NOTICE

#### **E-Auction Sale of Immovable Assets Mortgaged to the Bank under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. (Read With Provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002)**

Whereas **Mr. M Mylasamy @ M Subramani and Mrs. S Chitra** has borrowed monies from Indian Overseas Bank **Kottai Branch** 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 **25.03.2024** calling upon the **Borrower (s)/Mortgagor:**

**Mr. M Mylasamy @ M Subramani, S/O Muthusamy (Borrower/Mortgagor)**  
 13, Karuvil Parai Valasau, Villarasampatti, Erode, Tamil Nadu-638107

**Mrs. S Chitra, W/O M Mylasamy @ M Subramani (Borrower)**  
 13, Karuvil Parai Valasau, Villarasampatti, Erode, Tamil Nadu-638107

And Guarantor(s): **Nil**

to pay the amount due to the Bank, being **Rs. 33,00,422.05 (Rupees Thirty-Three Lakhs Four Hundred Twenty-Two and Paise Five Only)** as on **24.03.2024** 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 borrowers & guarantors 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 **07.06.2024** under Section 13 (4) of the Act with the right to sell the same in "**As is where is**", "**As is what is**" and **Whatever there is**" basis 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 **Rs. 33,95,207.12 (Rupees Thirty-Three Lakhs Ninety-Five Thousand Two Hundred Seven and Paise Twelve Only)** as on **07.06.2024** 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 06/05/2026 works out to is Rs 42,86,855/- (Rupees Forty Two Lakhs Eighty Six Thousand Eight Hundred and Fifty Five Only) plus unrecognised interest, charges etc. after reckoning repayments, if any, subsequent 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.

### SCHEDULE OF PROPERTY(IES)

Type-Residential Plot

Old SF No 159C, SF No 159A for this RS No 190/4 & 190/12, East West Road, Villarasampatty Village, Erode District

**TOTAL EXTENT : 14.50 Cents (6425.10 Sq Ft)**

An Extent of 14.50 Cents (6425.10 Sq Ft) of Residential House Site land within the following Boundaries:

- |          |                                               |
|----------|-----------------------------------------------|
| North of | - Land of Chinnasamy & Duraisamy,             |
| South Of | - East-West Road,                             |
| East of  | - Land of Masaimalai,                         |
| West of  | - Land of P Saminathan admeasures 58.25 Cents |

#### Measurements:

|       |   |          |
|-------|---|----------|
| North | : | 67'8" ft |
| South | : | 61'0" ft |
| East  | : | 107'6"ft |
| West  | : | 107'6"ft |

Thiru M Myilsamy@ Subramani sold one portion (Western portion-Gift Settlement) of his property to Thiru M Masimalai. The document registered in the document No 3390/2011 (14.50 Cent) dated 16.11.2011

**The property is in the name of Mr M Mylasamy @ M Subramani S/o Muthusamy**

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and time of e-auction | <b>26/05/2026 (Tuesday)</b> between 11 A.M. and 01.00 P.M with auto extension of 10 minutes each till sale is completed.                                                                                                                                                                                                                                                                                                                                  |
| Reserve Price              | <b>Rs.60,10,000/- (Excluding TDS of 1%)</b>                                                                                                                                                                                                                                                                                                                                                                                                               |
| Earnest Money Deposit      | <b>Rs.6,01,000/- (Excluding TDS of 1%)</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| EMD Remittance             | EMD shall be paid online to Bidder's Global Wallet in baanknet.com and should have sufficient balance (>= EMD amount) at the time of bidding. EMD will be transferred automatically to <b>Indian Overseas Bank, Kottai Branch to the credit of SARFAESI SALE PARKING ACCOUNT A/C No 18590113035001, IFSC Code: IOBA0001859.</b><br>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.                     |
| Bid Multiplier                                                                                   | Rs.20,000/-                                                                                                                                                                                         |
| Inspection of property                                                                           | Between 19.05.2026 to 25.05.2026 Up to 4.00 PM with prior appointment                                                                                                                               |
| Submission of online application for bid with EMD                                                | 09.05.2026 onwards                                                                                                                                                                                  |
| Last date for submission of online application for BID with EMD                                  | Prior to E-Auction                                                                                                                                                                                  |
| Known Encumbrance if any                                                                         | No Known encumbrances                                                                                                                                                                               |
| *Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) | Not Known to Bank. Property is being sold on "As is where is, "As is What is" and Whatever there is" basis. Purchaser has to ascertain the dues from concerned authorities and had to bear in full. |

\*Bank's dues have priority over the Statutory dues.

For detailed terms and conditions of the sale, please refer to the service providers link <https://baanknet.com/eauction-psb/bidder-registration> or <https://baanknet.com> or bank's website <https://www.iob.in>.

Place: Kottai  
Date: 07.05.2026



*[Signature]*  
Authorized Officer  
Indian Overseas Bank

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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.

### Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com/eauction-psb/bidder-registration> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com/eauction-psb/bidder-registration> 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 **before the commencement of E-Auction**. 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. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price. Bids without EMD shall be rejected summarily.
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 <https://baanknet.com>.
5. The submission of online application for bid with EMD shall start from **09.05.2026**.
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 20,000/-** 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.
9. 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 "**Indian Overseas Bank, Kottai SARFAESI SALE PARKING ACCOUNT**" to the credit of A/C No 18590113035001 Indian Overseas Bank, Kottai Branch, No: 9A, Thillai Nagar, Erode-638 001, Phone No: 8925951859. Branch Code: 1859 IFSC Code: IOBA0001859.
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 successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, GST 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, 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.
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.
16. Sale is subject to confirmation only by the secured creditor Bank via it's SARFAESI Committee, which will be communicated to the Successful Bidder by branch in due course.
17. 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.
18. In compliance with Section 194 IA\* of the Income Tax Act 1961; income tax @ 1 % each on the **Bid Amount**, shall be borne and paid by the successful Bidder/Purchaser (**under the PAN of the successful Bidder/Purchaser**). Since the Tax will have to be calculated on the Bid Amount, the Bidder/Purchaser shall bear the total 1 % income tax on the bid 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, Kottai Branch**, during office hours **Between 19.05.2026 to 25.05.2026 Up to 4.00 PM with prior appointment**.
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 assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://baanknet.com/eauction-psb/bidder-reglstration>); 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 (<https://baanknet.com/eauction-psb/bidder-registration>) for e-auction will be provided by service provider M/S PSB Alliance e BKray having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (Phone **+918291220220** & email **[support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)**).

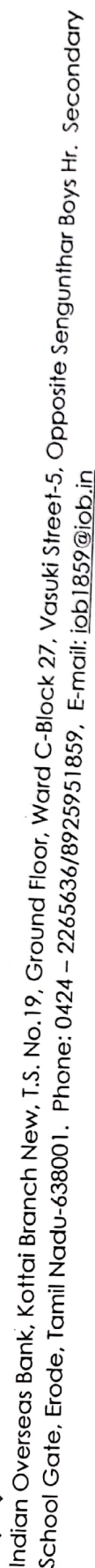
The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/eauction-psb/bidder-registration>.

Place: Kottai  
Date: 07.05.2026



  
Authorized Officer  
Indian Overseas Bank





SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES  
Proviso to Rule 8(1) of the

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES  
[Under Proviso to Rule 8(6) 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 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 properties mortgaged/ charged to Indian Overseas Bank, the possession of which has been taken by the Authorised Officer of Indian Overseas Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis as per details mentioned hereunder:

| SL | NAMES OF BORROWERS                                                 |                                                         | AMOUNT DUE TO INDIAN OVERSEAS BANK<br><br>(As on 31.01.2026)                                                                                                                       | DESCRIPTION OF THE IMMOVABLE PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | TYPE OF POSSESSION / Contact Person                   | RESERVE PRICE                                                                       |                                      | DATE OF AUCTION |
|----|--------------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|-----------------|
|    | NAMES OF GUARANTORS                                                |                                                         |                                                                                                                                                                                    | KNOWN ENCUMBRANCES IF ANY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                       | EARNEST MONEY DEPOSIT                                                               | BID MULTIPLIER                       |                 |
| 1. | M. Mr. Mylasamy @ M Subramani, S/O Muthusamy (Borrower/Mort gagar) | M. Mrs. S Chitra, W/O Mylasamy @ M Subramani (Borrower) | Rs 42,86,855/-<br>(Rupees Forty Two Lakhs Eighty Six Thousand Eight Hundred and Fifty Five Only) along with further interest at contractual rates and rests, besides costs/charges | Type-Residential Plot<br>Old SF No 159C, SF No 159A for this RS No 190/4 & 190/12, East West Road, Villarasampatti Village, Erode District<br><b>TOTAL EXTENT : 14.50 Cents (6425.10 Sq Ft)</b><br>An Extent of 14.50 Cents (6425.10 Sq Ft) of Residential House Site land within the following Boundaries:<br>North of - and of Chinnasamy & Duraisamy,<br>South Of - East-West Road,<br>East of - and of Masimalai,<br>West of - and of P Saminathan admeasures 58.25 Cents<br><b>Measurements:</b><br>North : 67'8" ft<br>South : 61'0" ft<br>East : 107'6"ft<br>West : 107'6"ft<br><br>Thiru M. Mylilsamy@ Subramani sold one portion (Western portion-Gift Settlement) of his property to Thiru M. Masimalai. The document registered in the document No 3390/2011 (14.50 Cent) dated 16.11.2011 |  | Symbolic<br>Mr. Rakesh K. Niraj<br>Mob no: 8925951859 | Rs.60.10 lakhs<br><br>(Reserve price is exclusive of 1% TDS U/s 194J, under IT Act) | 26/05/2026<br>(11 a.m. to 1.00 p.m.) |                 |



|    |  |                                                                          |  |                    |  |
|----|--|--------------------------------------------------------------------------|--|--------------------|--|
|    |  | The property is in the name of Mr M Mylasamy @ M Subramani S/o Muthusamy |  |                    |  |
| NA |  | (Properties are under symbolic possession of the bank)<br>None           |  |                    |  |
|    |  |                                                                          |  |                    |  |
|    |  |                                                                          |  | Prior to E Auction |  |
|    |  |                                                                          |  | Rs.6.01 lakhs      |  |
|    |  |                                                                          |  | Rs.20,000/-        |  |

- Statutory/Local/Other/Misc. dues: Not known to us. To be ascertained and borne by the buyer.
- Wherever applicable, the Reserve Price is **exclusive of applicable TDS**
- For detailed terms and conditions of the sale, please refer to the link provided on Indian Overseas Bank's website i.e. [www.ioib.in](http://www.ioib.in)
- [[https://www.ioib.in/TenderDetails.aspx?Tendertype=E\\_Auction](https://www.ioib.in/TenderDetails.aspx?Tendertype=E_Auction)] or <https://baanknet.com/eauction-psb/bidder-registration>
- This may also be treated as a 15 days' Notice under Rule 9(1)/Rule 8(6) 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
- Submission of EMD starts from 09/05/2026.
- Date of inspection: From 19/05/2026 to 25/05/2026, on working days and during business hours & with Prior Permission from Bank Officials.

Date: 07/05/2026  
Place: Erode



*[Signature]*  
Authorized Officer.  
Indian Overseas Bank.