



Indian Overseas Bank

TIRUPATHUR BRANCH

Tirupathur

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E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **M/s. FENERVE BUILDING** has borrowed monies from **Indian Overseas Bank Tirupathur branch** against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as **NPA on 26/01/2024**, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on **06/02/2024** calling upon the borrowers **M/s. FENERVE BUILDING, Proprietor : Mr. M BALAMURUGAN (mortgagor)**, S F No.32/1B & 1E, Cholampatty, Karaiyur Post, Thirupathur- 630211, to pay the amount due to the Bank, being **Rs 2,96,052,52.38 (Rupees Two Crores Ninety Six Lakhs Five Thousand Two Hundred Fifty Two and Thirty Eight Paise) as on 06/02/2024**, 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 borrower having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken **Symbolic possession** of the secured assets more fully described in the schedule hereunder on **30/04/2024** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what 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 as **Rs. 3,05,20,611 (Three crore, five lakhs, Twenty Thousand, Six hundred and Eleven Only)** as on **29/04/2024** 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 **08/03/2026** works out to **Rs. 3,58,22,729/- (Rupees Three crore Fifty-Eight lakh, twenty-two thousand, Seven hundred and Twenty Nine Only)** plus interest to be charged 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)

Equitable Mortgage followed by registered memorandum of deposit of title deeds of the following property: -

Factory Land and Building in Karaikudi Registration District, Tirupathur Sub-District, 32- Karaiyur group, Cholampatti Village, **property is owned by Sri. M. Balamurugan (Proprietor: Fenerve Building),**

1. In survey No.32/1E-dry land-0.49.5 Hectares:

Four Boundaries: land Owned by P. Muthuchamy and P sethu

South: Land Owned by P Arumugam and P karunakaran and road.

East: Land owned by PI Sethu and Road.

West: Land owned by P karunakaran, P Arumugam, P Sethu.

With these a manglore tiled builed constructed thereon, with Electric fittings, bearing Door No.495 and Electric Service connection No.243

2. In Survey No.32/1J- Dry land -0.05.0 Hectares

Four boundaries:

North: Land owned by P Arumugam

South: Road

East: Kovil

West: Land owned by PI. Muthuchamy.

3. S.No.32/1B with an extent of 0.22.0 Hectares /54cents:

Four Boundaries:

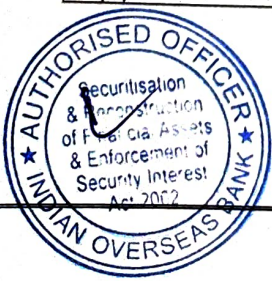
Punja land owned by PI Sethu

South: Punja land owned by Arumugam

East: Punja land owned by Sethu

West: Punja land owned by Arumugam.

Date and time of e-auction	26/05/2026 between 11:00-a.m to 1;00 p.m. (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs. 2,32,62,219/-
Earnest Money Deposit	Rs. 23,26,222/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favor of " IOB, Tirupathur Branch" to the credit of A/C no.17390113035001, Indian overseas bank, Tirupathur Branch, S.F.No. 338/10 11.2.15, Madurai Main Road, TIRUPATHUR- 630211 TAMILNADU Branch Code: -1739, IFSC Code: IOBA0001739
Bid Multiplier	Rs.25000/- (the amount in multiples of which the bid is to be increased)
Inspection of property	Any day before auction with prior permission from Branch Manager.
Submission of online application for bid with EMD	05/05/2026 onwards (date of publication of sale notice to be given)



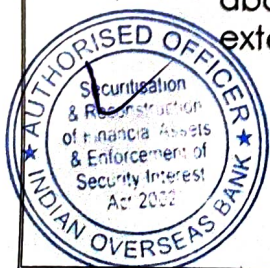


Last date for submission of online application for BID with EMD.	25/05/2026 [at least 2 day(s)] prior to the date of e-auction)
Known Encumbrance if any	NIL
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.)	NIL

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

Terms and Conditions

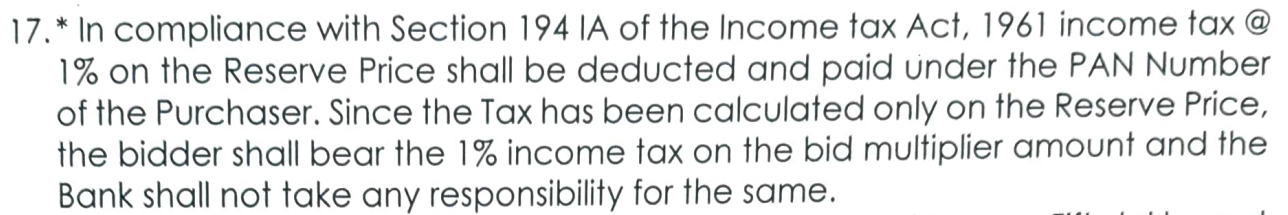
1. The property(ies) will be sold by e-auction through the Bank's approved service provider <https://baanknet.in/eauction-psb/bidder-registration> under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://baanknet.in/eauction-psb/bidder-registration> (service provider's website).
3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://baanknet.in/eauction-psb/bidder-registration> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorized Officer before 13.00 hours on 25/05/2026.
5. 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.
6. Bids without EMD shall be rejected summarily.
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. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. 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.
12. The property is being sold on 'as is where is' and 'as is what 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.
13. 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.
14. Sale is subject to confirmation by the secured creditor.
15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
16. 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.**





*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.

Authorized Officer
Indian Overseas Bank

