



**Indian Overseas Bank  
Asset Recovery Management Branch, Coimbatore  
11/952 Cross Cut Road, Gandhipuram  
Coimbatore – 641 012  
Phone No.: 0422 – 2497178  
E-mail- iob1551@iob.bank.in**

**ARMB/14/2026-27**

**16.06.2026**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**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.**

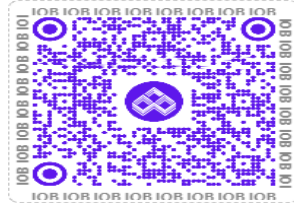
Notice is hereby given to the public in general and in particular to the Borrower/s and guarantor/s that the below described immovable property mortgaged/pledged/ mortgage/ charged to the Secured creditor, the constructive possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on **“As is where is” “As is what is” and “Whatever there is” on 23.07.2026** for recovery of **Rs.24,45,11,997/- (Rupees Twenty Four Crores Forty Five Lakhs Eleven Thousand Nine Hundred and Ninety Seven Only)** as on 15.06.2026 due to the Secured Creditor from the borrower **(1.)** M/s. M/s J B Conductors, represented by its Proprietrix Mrs. Renuka J Bhojani at GS No.333/1B2 Kalappanaickenpalayam Road, Somayampalayam, Thodagam Road, Kanuvai post, Coimbatore-641108, **(2.)** Mrs. Renuka J Bhojani (Proprietrix of M/s J B Conductors) W/o Mr. Jagadish Bhojani at GS No.333/1B2 Kalappanaickenpalayam Road, Somayampalayam, Thodagam Road, Kanuvai post, Coimbatore-641108, Also at “Amrit” No.12A, Ramalinga Nagar, 4<sup>th</sup> Cross, Coimbatore-641011, **(3)** Mr. Varun J Bhojani (Guarantor) at “Amrit” No.12A, Ramalinga Nagar, 4<sup>th</sup> Cross, Coimbatore-641011, **(4.)** Mr. Jagadish Bhojani (Guarantor) at “Amrit” No.12A, Ramalinga Nagar, 4<sup>th</sup> Cross, Coimbatore-641011, **(5.)** M/s Focus Marketing (Guarantor) represented by its Managing partner Mr. R Kumaravelu C/o Aquasub Engineering, Thudiyalur Post, Coimbatore-641034, **(6)** M/s Aquasub Engineering (Guarantor) Represented by its Managing Director Mr. R Kumaravelu, C/o Aquasub Engineering, Thudiyalur Post, Coimbatore-641034, **(7)** Mr. Kumaravelu (Guarantor) Managing partner M/s Focus Marketing, Thudiyalur Post, Coimbatore-641034.

The reserve price and the earnest money deposit is given below against the schedule property.

### **DESCRIPTION OF THE PROPERTY**

**Schedule: Property Belonging to Mrs. Renuka J.Bojani & Mr.Varun J.Bojani**

**(Property ID: IOBA15510102)**



In Coimbatore RD, Gandhipuram SRD, Sanganoor Village, within the limits of Coimbatore City Municipal Corporation, in SF Nos.394,375, and 395/1, in TS No.12/147/2, TS ward No.12,TP Scheme No.6, Old Municipal ward No.88, New ward No.15, In this 1.41.43 acres of landed property which was sub divided into sites duly approved the Coimbatore Municipality under RF No.16/31620/62/ILIO dated 07.07.1962 in this portion of the property of the site bearing no.7 situated at within the following boundaries

North by the land sold by Mr Palanisamy Naidu,

South by 40 feet East west Scheme Road,

East by land measuring 639 Sq. Ft. left for Road and the North South Road

West by the LN Mudaliar's House and compound wall belonging to him

**In this middle,**

East west on the North - 47 feet and 6 inches,

East west on the South - 41 feet,

North to South on East - 88 feet,

North to South on west -100 feet

South Easty Corner cross or splay -15 feet

In this property measuring 4848 sq.ft of land together with south facing dwelling house with a ground, first floors and the portico extended thereto together admeasuring 4198 sq.ft constructed area (3764 sq.ft as per approved plan dated 15.03.1989) along with all other appurtenances attached thereto and easementary rights if any. This property known as "AMRIT bearing Door No.12 A, Ramalingal Nagar 4<sup>th</sup> cross, Coimbatore -11. This property includes all improvements made from time to time and together with Building, water connection, Electric Service Connection and all other appurtenances. This property is in the name of Mr. Varun J Bhojani and Mrs Renuka J Bhojani

**Reserve Price: Rs. Rs.6,39,11,000/- (Rupees Six Crores Thirty Nine Lakhs and Eleven Thousand Only) (including 1% applicable TDS & Baanknet.com Charges)**

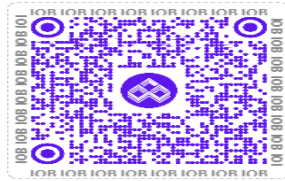
Earnest Money Deposit: Rs.63,91,100/- (Rupees Sixty-Three Lakhs Ninety One Thousand and One Hundred Only)

Bid Multiplier: Rs.2,00,000/- (Rupees Two Lakh Only)

**\*Note: The above scheduled property is also prime security in Housing Loan Account standing in the joint name of Mrs. Renuka J Bhojani and her son Mr. Varun Bhojani which became NPA W.E.F 13.12.2013.**

**Schedule: 2. Property Belonging to Focus Marketing Represented by Managing Partner Mr. R Kumaravelu**

**(Property ID: IOBFOCUS1)**



In the Coimbatore RD, Vadavalli SRD, Somayampalayam Village, S F No.333/1-5.41 acres.  
In this eastern side acres 4.00 for which boundaries are as follows:

South of - SF No.342 Itteri,

West of - SF No.333/2 Itteri,

East of - SF No.333/1A and land belonging to Rangasamy Gounder,

North of - SF No.334, in these acres 4.00 , an extent of 2 acres, within the following boundaries:

South of - SF No.342 Itteri

West of - SF No.332/ Itteri

East of - 2 acres of land belonging to "B" schedule of Document No.3875/92

North of - SF No.334

In this acre 2.00 Punja land in SF No.333/1, now classified as SF No.333/1B2, within the mentioned below:

On the North - SF No.342 in kalappa Naickenpalayam Road, measuring 60 ft

On the South – Schedule C property allotted to Nisha Arya

On the east – Schedule "B" property allotted to Saroj Singhania

On the West – SF No.333/1 B1

In 25.41 Cents or 11078 sq.ft of land and building constructed thereon with easementary rights in the name of Mr. R Kumaravelu Managing Partner M/S Focus marketing.

The property at S. F No 333/1B2, patta No.1433, Kalapanaickenpalayam, Kanuvai (Post) , Somayampalayam Village & Panchayat, Coimbatore North Taluk, Coimbatore-641108 in

the name of Mr. R Kumaravelu Managing Partner M/S Focus marketing to an extent of 25.43 cents or 11078 Sq. Ft.

**Reserve Price: Rs. Rs.4,52,52,000/- (Rupees Four Crores Fifty Two Lakhs and Fifty Two Thousand Only)**

**(including 1% applicable TDS & Baanknet.com Charges)**

**Earnest Money Deposit: Rs.45,25,200/- (Rupees Forty Five Lakhs Twenty Five Thousand and One Two Only)**

**Bid Multiplier: Rs.2,00,000/- (Rupees Two Lakh Only)**

Known Encumbrance if any: Nil as per Bank's Knowledge

\*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc): Nil as per Bank's Knowledge

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

**Date and time of e-auction: 23.07.2026 between 10:30 A.M to 1:30 P.M.** 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 link provided in Secured Creditor's website i.e. [www.iob.in](http://www.iob.in) and <https://baanknet.com>

**Place: Coimbatore**

**Date: 16.06.2026**

**Authorized Officer**

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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 for each schedule of property through the service provider <https://baanknet.com> under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com> using their email-id and mobile number. Further, they are requested to do the profile registration after completing e-KYC with Digi locker, photo verification using Selfie- KYC and account number verification using Penny-drop KYC. Once the KYC documents are verified by e-auction service provider the registration is made successful on the same day, the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account before the date of 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. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS/UPI mode through <https://baanknet.com> 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 portal (<https://baanknet.com> ).

5. The submission of online application for bid with EMD shall start from 17.06.2026, **8.00 AM to 23.07.2026 till 1.30 PM.**

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 23.07.2026 **at 10.30 A.M to 1:30 P.M.** for property 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.**

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.2,00,000/-** to the last higher bid of the bidders. 10 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 10 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 "SARFAESI SALE PARKING ACCOUNT" with Indian Overseas Bank, ARM Branch, Coimbatore " **to the credit of A/C No 15510113035001, Branch code: 1551, IFSC Code: IOBA0001551.**

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, 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 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 % 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 % 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 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Asset Recovery Management Branch, 11/952, Cross Cut Road, Gandhipuram, Coimbatore – 641 012, Phone No.: 0422 -2497178, E-mail- [job1551@iob.in](mailto:job1551@iob.in) on all working days between 17.06.2026 to 22.07.2026 during office hours.**

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 (<https://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/email 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: 16.06.2026**

**Authorized Officer**  
**Indian Overseas Bank**