

ANNEXURE-C

ANNEXURE VIII

NOTICE OF SALE

Branch: SANKARANKOIL

Phone No: 0463622222, 9442202517

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. To the Estate of the deceased Mr.M.Rex S/o. Mr.Mariamichealsamy Prop. Of Ms.Michael Fibers (Borrower/Mortgagor)(deceased on 29.07.2022) represented by legal heirs viz. 1. Mrs. Ramaprabha(Spouse), 2.Mr. Aswin(Son), 3. Mr. Allwin(Son), 4.Mr. Nawin (Son), 5. Mrs. Jeyamary Chellathai(Mother). D.No 2-516, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754	2. Mr.R.Aswin S/o Mr.M.Rex(Guarantor) D.No 2-516A, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754.
3.M/s. A K Style, Prop. Mr.R.Aswin S/o Mr.M.Rex (Borrower) D.No 2-516A, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754.	4. To the Estate of the deceased Mr.M.Rex S/o. Mr.Mariamichealsamy (Guarantor/Mortgagor)(deceased on 29.07.2022) represented by legal heirs viz. 1. Mrs. Ramaprabha(Spouse), 2. Mr. Aswin(Son), 3. Mr. Allwin(Son), 4. Mr. Nawin (Son), 5. Mrs. Jeyamary Chellathai(Mother). D.No 2-516, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754
5.Mr.M.Rex (Borrower) To the Estate of the deceased Mr.M.Rex S/o. Mr.Mariamichealsamy (Borrower/Mortgagor)(deceased on 29.07.2022) represented by legal heirs viz. 1. Mrs.Ramaprabha(Spouse), 2. Mr. Aswin(Son), 3. Mr. Allwin(Son),	6. Mr.R.Aswin S/o Mr.M.Rex(Guarantor) D.No 2-516A, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754.

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4. Mr. Nawin (Son), 5. Mrs. Jeyamary Chellathai(Mother). D.No 2-516, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754	
7. M/s. Jerome Match Works Prop. Mrs.Jeyamary (Borrower) W/o.Mariamichealsamy, D.No 2-516A, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754.	8. To the Estate of the deceased Mr.M.Rex S/o. Mr.Mariamichealsamy (Guarantor/Mortgagor)(deceased on 29.07.2022) represented by legal heirs viz. 1. Mrs.Ramaprabha(Spouse), 2. Mr.Aswin(Son), 3. Mr.Allwin(Son), 4. Mr.Nawin (Son), 5. Jeyamary Chellathai(Mother). D.No 2-516, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754 9. Mr.R.Aswin S/o Mr.M.Rex(Guarantor) D.No 2-516A, West Street, Chithambarapuram, Alagapuri, Sankarankoil-627754.

Sub: Loan account OCC Account for Ms.Michael Fibers, SOD account no. 6732285015 for Rs.2000000, GECLS 1.0 account no.7147316508 for Rs.205000 and Ms.A K Style, SOD Account No. 6628350201 for Rs.1500000, SME account no. 6584770662 for Rs.1850000, FITL account no. 7056042106 for Rs.597500, GECLS 1.0 account no. 7147316462 for Rs.291000 and Mr.Rex M, OCC account no. 6593091192 for Rs.500000, GECLS 1.0 account no. 7133999996 for Rs.150000 and Ms Jerome Match Works No.502426029 for Rs.3000000 with Indian Bank, Sankarankoil Branch.

The above firms and individuals availed various credit facilities from Indian Bank, Sankarankoil Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. All above persons were failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 01.12.2025 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as “The Act”), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) liable to the Bank to pay the amount due to the tune of **Rs.81,85,176/- (Rupees Eighty One Lakhs Eighty Five Thousand One Hundred and Seventy Six Only)** as on 01.12.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 01.12.2025.

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As all of them failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **09.04.2026** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 05.06.2026 is **Rs. 90,15,120/- (Rupees Ninety Lakhs Fifteen Thousand One Hundred and Twenty Only)** with further interest, costs, other charges and expenses thereon from 06.06.2026.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 24.06.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **10.06.2026 to 23.06.2026** between **10.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 02.06.2026 @ 5.00 PM i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

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Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6096848285 & E-AUCTION EMD ACCOUNT	IDIB000N114 & NGO Colony, Tirunelveli

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
1. Old Natham S.No.137/15 New Natham S.No.137/56 Masonry Building,	Rs.1,11,00,000/- (Rupees One Crore Eleven Lakhs Only)	Rs. 11,10,000/- (Rupees Eleven Lakhs Ten Thousand Only)	24.06.2026 @ 10.00 AM – 4.00 PM IDIB 6732285015	NIL

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East West 70 feet, North South 44 feet 3080 Sq.ft, Alagapuri Village Chidambarapuram Karivalamvanthanall ur Sub Registrar. Boundaries: East: North South Road North: Applicant Own Building, East West Common Wall West: Joseph Antony house, North South common wall South: Joseph Antony house, East West common wall 2. Old Natham S.No.137/15 New Natham S.No.137/56, East West 58 feet, North South 33 feet 1914 Sq.ft, Alagapuri Village Chidambarapuram Karivalamvanthanall ur Sub Registrar. Boundaries: East: North South Street North: Joseph Antony House West: Karuppaiah Naicker house, Schedule property North South Common lane. South: East West Street 3. Old Natham Survey No.144/8 New S.No.144/8A, 15 Cents, Alagapuri Village Chidambarapuram Karivalamvanthanall ur Sub Registrar. Boundaries: East: Veda Kovil madam North: East West Street				
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West: North South Street South: Karuppaiah Assari House 4. Old Natham Survey No.144/8 New S.No.144/8H, 5 Cents, Alagapuri Village Chidambarapuram Karivalamvanthanallur Sub Registrar. Boundaries: East: Fathima House, North South lane North: East West lane West: North South Road South: Joseph House Schedule building East West lane With Four Boundaries Old D.No.2/114/2/113,2/114B, 2/115,2/114A Rcc Roof. New D.No.2/118,2/134,2/138,2/251,2/257.				
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Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.ebkay@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkay@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: SANKARANKOIL
Date:06.06.2026

AUTHORISED OFFICER