

NOTICE OF SALE

Branch: Tiruppur
Phone No.: 9442631688

Notice of sale under Rule 6(2) & 8(6) / 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

M/s. Muthu Masala 136/1, Karnatankadu Thottam, K. Andipalayam, Pollikalipalayam Post, Tiruppur-641665	Borrower / Partnership firm
Mr. M Viswanathan, S/o. Muthusamy No.2, Vedathalangadu, Karuvampalayam, Tiruppur-641604	Partner & Mortgagor
Mrs. Nirmala Devi, W/o. M Viswanathan No.2, Vedathalangadu, Karuvampalayam, Tiruppur-641604	Partner

Sub: Your (1) WCTL account No. 7006836834 (2) FITL Account No. 7006826713 with Indian Bank, Tiruppur Branch – Reg

M/s Muthu Masala availed various credit facilities Viz. SOD/OCC/WCTL/FITL and other credit facilities (presently outstanding under WCTL account No. 7006836834 and FITL Account No. 7006826713) from Indian Bank, Tiruppur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s **Muthu Masala** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 21.02.2026 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) M/s Muthu Masala (Borrower/Partnership Firm), Mr. M Viswanathan (Partner & Mortgagor) and Mrs. Nirmala Devi (Partner) liable to the Bank to pay the amount due to the tune of Rs.71,02,992/- (Rupees Seventy One Lakhs Two Thousand Nine Hundred and Ninety Two Only) as on 20.02.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 21.02.2026.

As M/s **Muthu Masala** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 22.05.2026 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 22.07.2026 is **Rs.74,39,174/-** (Rupees Seventy Four Lakhs Thirty Nine Thousand One Hundred and Seventy Four only) with further interest, costs, other charges and expenses thereon from 23.07.2026.

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 27/08/2026 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 **23.07.2026 to 26.08.2026** 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 **27.08.2026** i.e. the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

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
--------------------------------------	--------------------------



A/c No. 98741002257	TIRUPPUR, INDIAN BANK
A/c Name : INDIAN BANK TIRUPPUR	IFSC : IDIB000T041

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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

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
Commercial Land and Building with total area of 2345 Sqft or 5.38 Cents situated at Tirupur Registration District, Tirupur Joint 2 sub Registration District, Tirupur Taluk, within Tirupur City Municipal corporation, Mangalam Road Tirupur Village S.F.No.113 T.S.No.17 Block No.2 Ward No.3, Old Door No.28, New Door No.40,41 in this portion of property bounded as follows: North of East West Mangalam Road East of Semalai Gounder's House South of Sanitary Lane West of Murugesu Pandaram's property Within this including North South wall on western side	Rs. 201 Lakhs	Rs.20.10 Lakhs	27.08.2026. 11.00 am to 5.00pm. IDIB07006836834	Nil



measuring on southern East West 20 feet, including North South wall on western side measuring on Northern side East West 20 feet on Eastern side North South 115 feet on Western side North south 119 ½ feet totally measuring 2345 Sqft of land and building constructed thereon bearing Door No.161, 161(1) Asst No.51367, 51931 with its window door fittings and EB service connection No.206-008-656 with its fittings and Northern southern and Western sides compound wall measuring 159 ½ feet length and with mamool right of way T.S.No.12 Block No.3 T.S.Ward M.Patta No.3837.				
---	--	--	--	--

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.baanknet@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.baanknet@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: Tiruppur
Date: 22.07.2026



இந்தியன் வங்கி / For INDIAN BANK
அதிகார அங்கீகரிக்கப்பட்ட அதிகாரி / Authorised Officer
அங்குசம் பகுதியில் திருப்பூர் கிளை / Zonal Office Tiruppur
AUTHORISED OFFICER