

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor) NOTICE OF SALE

Branch: Komarapalayam
Phone No: 04288 260183

Notice of sale under Rule 6(2) & 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,

1.M/s ARR Tex 3-F-2 Amman Nagar Komarapalayam -638183	2.Shri.A.R.Mohan-Partner 6/58, Periyandipalayam Magudanchavadi Salem- 637103
3.Shri.K.Veerappan-Partner 92, Periyandipalayam Magudanchavadi Salem -637103	4.Smt.M.Sumathi-Guarantor w/o A.R.Mohan 6/58 periyandipalayam Magudanchavadi Salem-* 637103
5.Smt.V.Manimekalai-Guarantor W/o K.Veerappan 92, Periyandipalayam Magudanchavadi Salem - 637103	

Sub: Loan account –Secured OD Facility (A/c No 6112593148) with Indian Bank, Komarapalayam Branch

M/s ARR Tex through its partners, Mr.A.R.Mohan and Mr.K.Veerappan availed **Secured OD Facility** from Indian Bank, Komarapalayam Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s ARR.Tex failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 04.06.2018 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 ARR Tex and others liable to the Bank to pay the amount due to the tune of **Rs.48,67,824/- (Rupees Forty Eight lakhs Sixty Seven thousand Eight hundred & Twenty Four only)** as on 04.06.2018 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 04.06.2018

As M/s ARR Tex failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 12.11.2018 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 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 20.08.2026 is **Rs 1,89,23,445/- (Rupees one crore Eighty Nine Lakhs Twenty Three Thousand Four Hundred and Forty Five Only)** with further interest, costs, other charges and expenses thereon from 21.08.2026

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 25.09.2026 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 **24.08.2026 to 24.09.2026** 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 **25.09.2026** 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
Ac No – 98741002257 INDIAN BANK , TIRUPPUR	INDIAN BANK , TIRUPPUR IFS Code - 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

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
Property 1: EM of house property in the name of Mrs.M.Sumathi w/o Mr.A.R.Mohan. In Salem West Registration district,Magudanchavadi SRO,Sanakari Taluk,,Koodalur village,S.F.No.97/6,Punjai Acre 1.55 Re-Subdivision SF No.97/6A-1 Layout "Indian Colony" formed in 1.45 acres and approved by	Rs.29.44 Lakhs	Rs.2.94 Lakhs	25.09.2026 between 10:00 AM to 4:00PM IDIB000K04561 125	Nil

koodalur panchayat under Ref.No.M.M.19/2000-2001 dated 27.03.2001.In this Item No.1: Site No.7(Southern Part) admeasuring 238 sqft bounded by To the east of 15 ft width north-south common street To the west of lands owned by Vanitha and Suseela To the North of Item-2 Property To the South of vendor's remaining portion In between 56ft on both sides on east-west and 4 ¼ ft on both sides on North-South. Item No.2: Site No.7(Southern Part) admeasuring 504 sq.ft and Site No.8 admeasuring 1288 Sq.ft.In total admeasuring 1792 sq.ft bounded by: To the East of 15 ft width North-South common street To the West of site Nos.13 & 14 To the North of site No.9 To the South of Item No.1 property. In between 56 ft on both sides on east-west & 32 ft on both sides on North-South In total, Items 1 & 2(Site No.7 southern part & 8) equal to 238+1792=2030 Sqft. In this, a RCC Terrace house bearing door No.1/9-8,Indian Colony, Devarayanpalayam.The Security properties are located in Koodalur Panchayat limit.				
Property 2: EM of house property in the name of Mrs.V.Manimegalai	Rs.21.36 Lakhs	Rs.2.13 Lakhs	25.09.2026 between 10:00	Nil

W/o K.Veerappan. The property is located at Salem West Registration district, Magudanchavadi SRO, Sanakari Taluk, Koodalur village, S.F.No.92/3A, Punjai Acre 0.97 ½, in this a site admeasuring 1748 sq ft bounded by: To the East of vendor sold away property To the West of Kandasamy's Land To the North of Poongodi Sinivasan's land To the South of 15 ft width East-West pathway. In between 26 ft both sides on East-West & 67 ft on East, 67 ½ ft on West on North-South. In this, a terrace house bearing door No.17/3, Koodalur. The Security property is located in Koodalur Panchayat limit.			AM to 4:00PM IDIB000K04561 126	
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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.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: Komarapalayam
Date: 21.08.2026

For INDIAN BANK

Authorised Officer
AUTHORISED OFFICER

FOR WIDING BANK

Authorized Officer