



Government of India

Ministry of Finance

Department of Financial Services

DEBTS RECOVERY TRIBUNAL-MADURAI

Office of the Recovery Officer

BSNL Level-IV Building, 1st Floor, CTO Compound

Tallakulam, Madurai-625 002. Tel. No.0452-2423069

e-mail id : ro1drtmdu-dfs@nic.in & ro2drtmdu-dfs@nic.in

RC No.07/2025

Dated : 04.09.2026

E-AUCTION NOTICE

The under mentioned property/ies will be sold by on line e-auction through website <https://www.baanknet.com> for recovery of a sum of **Rs.85,23,272.58 (Rupees Eighty Five Lakh Twenty Three Thousand Two Hundred and Seventy Two paise Fifty Eight only)** including costs as on 18.08.2026 and further interest thereon as per RC No.07/2025 dated 22.01.2025 issued in OA No.279/2020 of DRT, Madurai in the matter of **Bank of India, Sindupatti Branch Vs. M.Ochu, 1703, Sathiyamoorthy Nagar, Muthuramalingathevar Street, Samayanallur Post, Paravai 2nd Bit Village, Madurai & Another.**

Date and time of e-auction

29.10.2026 from 11.00 A.M. to 11.30 A.M.

(with auto extensions of five minutes till conclusion of the sale)

Description of mortgaged properties

In Madurai District, Periyakulam Registration District, Usilampatti Sub Registration District, Usilampatti Taluk, Thimmanatham Village, the following lands:

Item No.1:

Land in R.S.No.55/2, now R.S.No.55/2B measuring 70 cents and R.S.No.54/1, now R.S.No.54/1B, on the northern portion measuring 26 cents situated within the following boundaries:

North : Chinnamayathevar Cultivation Land
East : Mayee Cultivation land "A" Schedule property i.e., 55/3C & 53/1 Property
South: "B" Schedule Item No.1
West : 58 Village Channel

The extent is 96 Cents.

Item No.2:

Land in R.S.No.55/3C, on the Western portion measuring 35 cents and R.S.No.53/1, on the West North portion measuring 4 cents situated within the following boundaries:

North : Mayee Cultivation Land
East : "A" Schedule property i.e., 55/3C & 53/1 Property
South: "B" Schedule Item No.3 Property
West : "A" Schedule property R.S.No.55/2B & 54/1B Property

The extent is 39 Cents.

Item No.3:

Land in R.S.No.55/3C, on the Eastern portion measuring 41 cents situated within the following boundaries:

North : Mayee Cultivation Land

East : Mayee Cultivation Land, East - West Channel and "B" Schedule

Item No.4 Property

South: "A" Schedule R.S.No.53/1 Property, "B" Schedule Item No.4 Property

West : "A" Schedule R.S.No.55/3C Property

The extent is 41 Cents.

Item No.4:

Land in R.S.No.53/1, on the Eastern portion measuring 30 cents situated within the following boundaries:

North : "A" Schedule R.S.No.55/3C Property

East : "B" Schedule Item No.4 Property

South: East - West Oorani Odai

West : "A" Schedule R.S.No.53/1 Property, "B" Schedule Item No.3 Property

The extent is 30 Cents.

Item No.5:

Land in R.S.No.53/2, on the Eastern portion measuring 58 cents and R.S.No.55/5A on the Eastern portion measuring 29 cents situated within the following boundaries:

North : East - West Odai

East : "B" Schedule Item No.6 & 8 Property

South: Oorani Odai, "B" Schedule Item No.6 Property

West : "C" Schedule Item No.3 & 5 Property

The extent is 80 Cents (After leaving 7 cents for well).

Item No.6:

Land in R.S.No.58/10A, on the Western portion measuring 36 cents situated within the following boundaries:

North : Mokkasamy Property

East : "B" Schedule Item No.9 Property

South: East - West Channel

West : Karuvan @ Periyakaruppan cultivation land

The extent is 36 Cents

Item No.7:

Land in R.S.No.58/10C, on the Western portion measuring 21 cents situated within the following boundaries:

North : East - West Channel

East : "B" Schedule Item No.10 Property, Mayathevar Property

South: Paulraj Property

West : Karuvan @ Periyakaruppan cultivation land

The extent is 21 Cents

Item No.8:

Land in R.S.No.59/1B1 measuring 18 cents situated within the following boundaries:

North : Manicam Aasari Cultivation Property
East : Chinnan Cultivation Land
South: 58 Village Channel
West : North-South Channel

The extent is 18 Cents

Item No.9:

Land in R.S.No.59/1B3 measuring 13 cents situated within the following boundaries:

North : 58 Village Channel
East : Chinnan Cultivation Property
South: Ammavasai Cultivation Property
West : Ammavasai Cultivation Property

The extent is 13 Cents

Item No.10:

Undivided 1/3rd share of 7 cents in R.S.No.53/2 i.e., 2-1/3 cents well with 5HP electric motor pumpset.

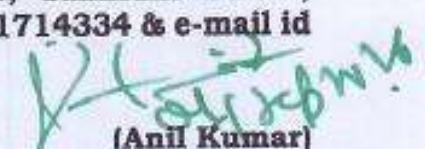
The Total extent is 3 acre 74 cents together with electric connection, water connection, all rights, amenities and affixture etc.,

Upset price = Rs.22,44,000/- (Rupees Twenty Two Lakh Forty Four Thousand only)

Conditions of sale:

1. Intending bidders must hold a valid digital signature certificate.
2. Bidders are advised to go through the website <https://baanknet.com> for auction bid form and detailed terms and conditions of sale before submitting their bids.
3. Bids should be submitted only online in the prescribed form along with a copy of identity document as an attachment to the bid form (refer detailed terms and conditions).
4. Separate bids should be submitted for each item of property.
5. EMD being the 10% of upset price to be transferred/deposited by bidders in his/her/their own Wallet provided by M/s BAANKNET on its e-auction site <https://baanknet.com> by means of NEFT. Interested bidder may deposit pre-bid EMD with BAANKNET. EMD deposited thereafter shall not be considered for participation in the e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem and the remittance details must be clearly indicated in the bid form.
6. Bids should be submitted online on or before **17.00 hrs. on 26.10.2026**.
7. A Hard copy of the Auction bid form obtained from the Branch along with its enclosure submitted on line should be sent to Recovery Officer, DRT-MDU so as to reach on or before **27.10.2026** the closing date for bids. The cover should be super-scribed with DRC No. and year.

8. On line bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be only of **Rs.50,000/-** for each property or multiples thereof.
9. EMD of unsuccessful bidders will be returned through EFT/NEFT/RTGS transfer to the Bank account details provided by them in the bid form and intimated via their e-mail ID. Unsuccessful bidders shall ensure return of their EMD and, if not received in a reasonable time, immediately contact to the service provider.
10. The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
11. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next date. i.e. by 3.00 P.M. in the said account as per detail mentioned in Para-5 above. In addition to the above the purchaser shall also deposit **Poundage fee with Recovery Officer, DRT, Madurai @1% of sale amount plus Rs.10/- through DD in favour of Registrar, DRT, Madurai.** If the next day is Holiday or Sunday, then on next first office day.
12. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated in Para-5 above.
13. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property shall be resold, after the issue of fresh proclamation of sale.
14. Property is sold "As is and Where is and No complaint basis"
15. Property can be inspected **on or before 23.10.2026 between 11.00 hrs. and 15.00 hrs.**
16. Property will not be sold below the upset price.
17. Recovery officer has the absolute right to accept or reject a bid or postpone/ cancel the sale without assigning any reason.
18. Intending bidders are advised to peruse copies of title deeds available with the bank and also check the identity and correctness of the property details and Encumbrances etc.,
19. Details regarding e-auctioning shall be obtained from M/s PSB Alliance (BAANKNET), VIOS Tower, Unit 1, 3rd Floor, Sewri-Chambur Road, Near Anik Nagar Bus Depot, Wadala, Mumbai-400 003, Contact No.8291220220, e-mail : support.baanknet@psballiance.com
20. Further property details if any required shall be obtained from **The Chief Manager, Bank of India, Sindupatti Branch, 1/16, Sannidhi Street, Sindupatti, Usilampatti T.K., Madurai, Mobile No.8281714334 & e-mail id : Madurai.ARD@bankofindia.bank.in.**


(Anil Kumar)
Recovery Officer-II