

APPENDIX- IV-A” [See proviso to rule / 8(6)

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/charged to the Secured Creditor, the **symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, Zonal Office, Madurai, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 28/10/2026 for recovery of Rs. 25,96,410 /- (Rupees Twenty-Five Lakhs Ninety six Thousand and Four Hundred Ten Only) with interest thereon as on from 19.09.2026 due to the Indian Bank, Anna Nagar. branch, Secured Creditor, from

To

1. Mr.Arumugam , (S/o Mr.Mariappan) (Borrower & Mortgagor)
Door No 1/6,
HAPP Township, Type I Quarters,
Navalpattu, Trichy – 620025
2. Mr. V.Karuppaiah (S/o Veerakalai) (Guarantor)
Door No. 1/847 F,
HAPP Township, Type-III Quarters,
Trichy – 620025

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	<u>Mortgaged assets: -</u> <u>Mortgaged assets: -</u> In Madurai District, Madurai South Regn Dist, Checkanurani Sub Dist, Thirumangalam Taluk, Konkarpuliangulam Village, in Patta No 1905 in that S.No. 110/5B1 (present S No 110/5B1A) totalling 0.80.0 ares (i.e) 1 acre 98 cents divided into different plots named as Sri Mahalakshmi Nagar in that Plot No 36 (Actual)the Existing Building in S.No: 110/5B1. UDR.S.No: 110/5B1. Plot No:36. Land Area 1852.Approved GF -600.75 Sq.ft .Actual 907 Sq.ft with the following boundaries Measuring E-W on the Northern side 47 ¾ ft / on the southern side 45 ft and S-N on the Western side 41 ½ ft and Eastern 39 ¼ ft totaling 1852 sqft. Extent area of vacant land is 1852 sq.ft <table border="1" data-bbox="521 1976 1174 2011"><tr><td data-bbox="521 1976 716 2011">North</td><td data-bbox="716 1976 1174 2011">Vancant plot in S No 111</td></tr></table>	North	Vancant plot in S No 111
North	Vancant plot in S No 111		

		South	20 ft wide road	
		East	Plot No 37	
		West	Plot No 34 A	
Encumbrances on property, if any	NIL			
Reserve Price	Rs. 14,80,000 /-			
EMD Amount	Rs. 1,48,000/-			
Bid incremental amount	Rs. 20,000/-			
Date and time of e-auction	28/10/2026 11:00 am to 5:00 pm			
Property ID No.	IDIB50173434278A			

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 8291220220. For Registration status and EMD status, please email to 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 PSB Alliance Pvt. Ltd, Contact No. 8291220220.

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

Date : 19/09/2026
Place : Madurai

Authorised Officer

Contact Person:

- 1.(MALARVIZHI K and Mobile No. 9442634300)
- 2.(HIMANSHU GUPTA and Mobile No. 8925954353)