

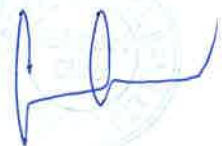
E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

Under SARFAESI Act, 2002, r/w Rule 8(6) & 9 of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property/ies mortgaged to the Secured creditor, the possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on "AS IS WHERE IS" "AS IS WHAT IS CONDITION" "WHATEVER THERE IS" and "NO RECOURSE BASIS" on 12/11/2026 for recovery of Rs. 14,11,445/- (Rupees Fourteen Lakhs Eleven Thousand Four Hundred and Forty Five Only) as on 03/10/2026 with further interest from 04/10/2026 due to Equitas Small Finance Bank Ltd., from.

1. Mr. Ashok Kumar K
S/o. Mr. Krishnan
No. 36/2, Thara Tex Building
Rangapalayam, Iraniyan Street,
Erode, Tamil Nadu - 638009
2. Mr. Ashok Kumar K
S/o. Mr. Krishnan
No:29, Sakthi Nagar,
Baladhandayuthapani Street,
Vendipalayam, Old Karur Road,
Erode Taluk, Erode - 638002
3. Mrs. Nathiya Asokkumar
W/o. Mr. Ashok Kumar,
No. 36/2, Thara Tex Building
Rangapalayam, Iraniyan Street,
Erode, Tamil Nadu - 638009

Possession Status	Physical Possession
Reserve Price	Rs. 11,90,000/- (Rupees Eleven Lakhs and Ninety Only).
Earnest Money Deposit	Rs. 1,19,000/- (Rupees One Lakhs and Nineteen Thousand Only).
Multiplier Amount	Rs.10,000/- (to improve the bid offer).
Date & Time of Inspection	08/10/2026 to 06/11/2026 - 10.00 AM to 04.00 PM. (Contact No: 1. Vaishnav Raj V- +91 9442237314 2. K Aji Kumar-+91 9629022968).




Last Date & Time for Submission of EMD along with requisite documents	11/10/2026 - 1 PM
Date & Time of E-Auction Sale	12/11/2026 - 11.00 AM to 11.30 AM
E-Auction Portal Name	https://www.bankeauctions.com
Communication Address	The Authorised Officer (AHF - LEGAL), Equitas Small Finance Bank Ltd., 4 th Floor, PHASE - IsI, No.769, Spencer Plaza, Anna Salai, Chennai - 600 002.
Property Address.	Site No: 29, Sakthi Nagar, Baladhandayuthapani Street, Vendipalayam, Old Karur Road, Erode Taluk, Erode District - 638 002.

SCHEDULE OF SECURED ASSETS

Property owned by Mr.K.Ashokkumar

All that the piece and parcel of the immovable property in Erode Registration District, Erode Sub-Registration District, Erode District, Erode Taluk, in the Limit of Erode Corporation, Erode "C" Village, [Kasipalayam] S.F.No.1198/1B Dry Land Hectares 6.32 Asst Rs. 10.68 its New R.S.No. 1317/1 it Sub Division R.S.No.1317/1A Dry Land Hectares 0.92.96 [Dry Land Acre 2.29 ½] AsstRs. 3.89 Sub Divided as

R.S.No.1317/1A1 Dry Land Hectares 0.07.59 Asst Rs.0.32 [Patta No.7113],
 R.S.No.1317/1A2 Dry Land Hectares 0.11.36 Asst Rs.0.47 [Patta No.7113],
 R.S.No. 1317/1A3 Dry Land Hectares 0.00.36 Asst Rs.0.02 [Patta No.8401],
 R.S.No.1317/1A4 Dry Land Hectares 0.00.37 Asst Rs.0.02 [Patta No.8402],
 R.S.No.1317/1A5 Dry Land Hectares 0.17.00 Asst Rs.0.71 [Patta No.7113],
 R.S.No.1317/1A6 Dry Land Hectares 0.18.43 Asst Rs.0.77 [Patta No.7113],
 R.S.No.1317/1A7 Dry Land Hectares 0.23.29 Asst Rs.0.97 [Patta No.8402],
 R.S.No.1317/1A8 Dry Land Hectares 0.03.70 Asst Rs.0.15 [Patta No.7113],
 R.S.No.1317/1A9 Dry Land Hectares 0.10.86 Asst Rs.0.45 [Patta No.7113]

Totalling Dry Land Hectares 0.92.96 Dry Land Acre 2.29 ½ Cents of Land has been converted into Plots and has been Approved by DTCP Application No.ROC No.80HG045W/ 2023/TCP Dated 27.09.2023, and has been Approved by Erode Town Development Office through ROC No.80HG045W/ 2023/TCP dated 04.12.2023, and the Said property has been approved by Erode Commissioner thorough Na.Ka.No. E1/752/2024 dated 04.07.2024, Deputy Commissioner of Erode Town Planning Commission through SWP/DTCP/ERODE



LPA/LAYOUT APPROVAL No.499/2023, and the Planning Permission is SWP/DTCP/ERODE/LPA/PLANNING PERMISSION No.46/2023 and the Said Layout named as "Sakthi Nagar" in this Site No.29 measuring with an Extent of 1000 Sq.ft of Land, in which 12 Sq.ft of Land has been allotted to splay, thus Land with an Extent of 988 Sq.ft of Land and all other Appurtenances attached with the following Boundaries:-

East by: Common Land (B) in Layout
West by: 9.00 M width North South Road
North by: Site No.30
South by: 10.0 M width East West Layout Road

MEASURING

North South On Eastern Part - 25'0"Sq.ft
North South On Western Part - 20'0" + 5'0"Sq.ft
East West on Northern Part - 40'0"Sq.ft
East West on Southern Part - 35'0' + 5'0"Sq.ft

With Mamool Pathway and Easement Rights

The Said Property Situated in R.S.No. 1317/1A2,

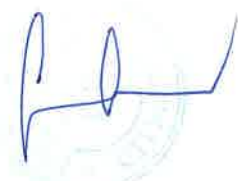
The Said Property Previously Situated at Kasipalayam IIIrd Municipality Limit Ward No.11, Kalyanasundarm Street [Sakthi Nagar]

Now the Said Property in the Limit of Erode Corporation Ward No.60.

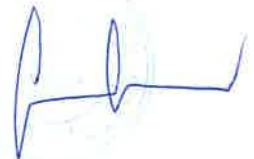
Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/ mamool rights annexed thereto.

TERMS & CONDITIONS:

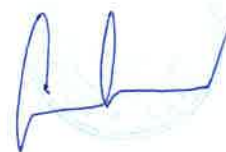
1. The interested buyers are advised to go through bank's website www.equitas.bank.in for detailed terms and conditions. The present notice is also uploaded on the Bank's official website at <https://equitas.bank.in/important-notices/>.
2. The auction sale will be 'On line E-Auction' Bidding through website <https://www.bankeauctions.com>.
3. Bidders are advised to go through the website <https://www.bankeauctions.com> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.



4. Intending bidders, please contact our Authorised Person of M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 /25 /26 Mobile no. +91-7418281709 and e-mail ID's tn@c1india.com & support@bankeauctions.com.
5. Prospective bidders may avail online training on e-auction from our Authorised e-Auction Service Provider, M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 /25 /26 Mobile no. +91-7418281709 and e-mail ID's tn@c1india.com & support@bankeauctions.com.
6. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
7. Earnest Money Deposit (EMD) shall be deposited in favour of Equitas Small Finance Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. 200000807725, Equitas Small Finance Bank Ltd, T. Nagar branch, Bhaggyam Galleria, New No. 18, Bazulla Road, T. Nagar, Chennai - 600 017, IFSC Code: ESFB0001001, before submitting the bids online on or before as mentioned in the above table.
8. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Equitas Small Finance Bank Ltd, No. 769, IV Floor, Phase II, Spencer Plaza, Anna Salai, Chennai – 600 002, on or before as mentioned in the above table. The interested buyer/s may contact the Authorized Officer in the above said address.
9. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs.10,000/- (Rupees Ten Thousand only).
10. The properties are being sold with all the existing and future encumbrances, whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any manner whatsoever for any third party claims/rights/dues. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor on a later date.
11. If any participant/bidder intends to bid for more than 1 property under sale proceedings/auction. Then, the participant/bidder has to submit a separate bid for each of the properties by following the process as mentioned above. The bid amount submitted shall be above the Reserve Price.
12. In case of more than 1 bid, the highest amount mentioned bid will be accepted.



13. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the sale proceedings on the same day or next working day of the sale in the same mode as stipulated in above.
14. On failure to make the payment of above said 25% including EMD amount already remitted, the bank will be entitled and reserve its right to deduct 50% of the EMD amount remitted along with bid form.
15. The balance of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, the bank is at liberty to forfeit the amount deposited by the successful bidder without any notice.
16. The EMD of the unsuccessful participants/bidders will be returned within 10 working days from the closure of the sale proceedings without any interest.
17. The sale is subject to confirmation of the Bank. If the borrowers/co-borrowers/guarantor pay the amount due to the bank in full before date of sale, no sale will be conducted.
18. The property is sold in "as is where is basis and as is what is condition" and the intending participants/bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the tender/bid.
19. The property particulars specified in the schedule hereinabove have been stated to the best of the information of the Authorised Officer. But, the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
20. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
21. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.




22. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and The Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
23. Neither the Bank nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

SALE NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

(Under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002).

Notice is hereby given to you that the date fixed for sale of the properties and will be sold under SARFAESI Act, 2002. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Chennai

Date : 05/10/2026.

For Equitas Small Finance Bank Ltd.,


Authorised Officer.

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Surampatti SO
638009

ET11273731IN - INLAND SPEED POST DOCUMENT

600018 - 638009

RECEIVER:MR. ASHOK KUMAR K
TAMIL NADU AHF/2026-27/18 TN TAMIL
NADU

INDIA - 638009

SENDER:EQUITAS SMALL FINANCE BANK
LIMITED
4TH FLOOR, PHASE II, SPENCER PLAZA
NO.769, MOUNT ROAD, ANNA SALAI
CHENNAI TAMIL NADU
INDIA - 600002

Teynampet S.O (600018) 05-10-2026 21:35:43
ChargedWeight(gms): 37 Phy.Wt(gms): 37 Vol.Wt(gms): NA(L:
14.00 B: 10.00 H: 1.00) AmountPaid: 55.44 (FW) BkgRefId:
6000000005102678019 Inst: Normal Delivery

In case of any grievance - DIAL-18002666868 - IVR NO : 698411273731

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Erode Railway Colony SO
638002

ET112737728IN - INLAND SPEED POST DOCUMENT

600018 - 638002

RECEIVER:MR. ASHOK KUMAR K
TAMIL NADU AHF/2026-27/18 TN TAMIL
NADU

INDIA - 638002

SENDER:EQUITAS SMALL FINANCE BANK
LIMITED
4TH FLOOR, PHASE II, SPENCER PLAZA
NO.769, MOUNT ROAD, ANNA SALAI
CHENNAI TAMIL NADU
INDIA - 600002

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14.00 B: 10.00 H: 1.00) AmountPaid: 55.44 (FW) BkgRefId:
6000000005102678019 Inst: Normal Delivery

In case of any grievance - DIAL-18002666868 - IVR NO : 6984112737728

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Surampatti SO
638009

ET112737498IN - INLAND SPEED POST DOCUMENT

600018 - 638009

RECEIVER:MRS. NATHIYA ASOKKUMAR
TAMIL NADU AHF/2026-27/18 TN TAMIL
NADU

INDIA - 638009

SENDER:EQUITAS SMALL FINANCE BANK
LIMITED
4TH FLOOR, PHASE II, SPENCER PLAZA
NO.769, MOUNT ROAD, ANNA SALAI
CHENNAI TAMIL NADU
INDIA - 600002

Teynampet S.O (600018) 05-10-2026 21:35:43
ChargedWeight(gms): 37 Phy.Wt(gms): 37 Vol.Wt(gms): NA(L:
14.00 B: 10.00 H: 1.00) AmountPaid: 55.44 (FW) BkgRefId:
6000000005102678019 Inst: Normal Delivery

In case of any grievance - DIAL-18002666868 - IVR NO : 6984112737498