B66.

पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

ASSET RECOVERY MANAGEMENT BRANCH

PNB House, Trichy-Tanjore Road, Kailasapuram, Trichy - 620 014

Phone : 0431-2521163, Mail Id – cs8327@pnb.co.in

D.No/832700/ /2026 **Date :31.10.2026**

BY SPEED POST A/D

S. No	Name & Address	S. No	Name & Address
1.	**Borrower:** Mrs.F.Christina, Prop: M/s.Swamy & Co, W/o.Mr.Freddy, Shop No.124-A, West Boulward Road, Trichy-620 008	5	Mrs.F.Christina, W/o.Mr.Freddy Flat No.G10, Hi Tech Apartments Mahalakshmi Nagar, No.1 Toll Gate Bikshander Koil village Manachanallur, Trichy-621216
2	Mrs.F.Christina, W/o.Mr.freddy Flat No.S9, Hi Tech Apartments Mahalakshmi Nagar, No.1 Toll Gate Bikshander Koil village Manachanallur, Trichy-621216	6	Mrs.F.Christina, W/o.Mr.Freddy Flat No.F11, Hi Tech Apartments Mahalakshmi Nagar, No.1 Toll Gate Bikshander Koil village Manachanallur, Trichy-621216
3	Mrs.F.Christina, W/o.Mr.Freddy Flat No.G11, Hi Tech Apartments Mahalakshmi Nagar, No.1 Toll Gate Bikshander Koil village Manachanallur, Trichy-621216	7	Mrs.F.Christina, W/o.Mr.Freddy Flat No.27 B 2nd Cross, 3rd Floor, Selvarathinam Apartments, Thillai Nagar, Trichy 620 014
4	Mrs.F.Christina, W/o.Mr.Freddy Flat No.F12, Hi Tech Apartments Mahalakshmi Nagar, No.1 Toll Gate Bikshander Koil village Manachanallur, Trichy-621216	8	Mrs. F. Christina, W/o. A. Freddy, No. 27/B, 3E, Selvarathina Apartment Thillai Nagar II Cross, Trichy-620014.

पंजाब नैशनल बैंक Punjab National Bank ARMB, TRICHY

Dear Sir /Madam,

Reg: Credit facilities availed by M/s. Swami and Co from Punjab National Bank
BO: Trichy Main , Co:Trichy.

***

Please refer to our demand notice issued **u/s 13(2) of SARFAESI Act dated 24.07.2026 followed by possession notice dated 12.10.2026** issued u/s 13(4) of the said Act. Having failed to adjust the above loan accounts we have decided to bring the mortgaged / hypothecated properties for e-auction sale under the SARFAESI Act.

Please find enclosed copy of the e-auction sale notice dated 22.04.2026 for your perusal and necessary action.

Thanking you,

Yours faithfully,

AUTHORISED OFFICER

पंजाब नेशनल बैंक Punjab National Bank ARMS TRICHY

पंजाब नैशनल बैंक ...पहले से बेहतर punjab national bank ...the name you can BANK upon!

ASSET RECOVRY MANAGEMENT BRANCH
PNB House, Trichy-Tanjore Road, Kailasapuram, Trichy - 620 014
Phone : 0431-2521163, Mail Id – cs8327@pnb.co.in

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 constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Name of the Branch	**Trichy Main**
Name of the Account	**M/s. Swami and Co**
Name & addresses of the Borrower / Guarantors account	
Borrower: 1) **Mrs.F.Christina,** **Prop: M/s.Swamy & Co,** **W/o.Mr.Reddy,** **Shop No.124-A, West Boulward Road,** **Trichy-620 008** 2) **Mrs.F.Christina,** **W/o.Mr.Reddy** **Flat No.S9, Hi Tech Apartments** **Mahalakshmi Nagar, No.1 Toll Gate** **Bikshander Koil village** **Manachanallur,** **Trichy- 621 216** 3) **Mrs.F.Christina,** **W/o.Mr.Reddy** **Flat No.G11, Hi Tech Apartments** **Mahalakshmi Nagar, No.1 Toll Gate** **Bikshander Koil village** **Manachanallur,** **Trichy-621 216**	5) **Mrs.F.Christina,** **W/o.Mr.Reddy** **Flat No.G10, Hi Tech Apartments** **Mahalakshmi Nagar, No.1 Toll Gate** **Bikshander Koil village** **Manachanallur,** **Trichy - 621 216** 6) **Mrs.F.Christina,** **W/o.Mr.Reddy** **Flat No.F11, Hi Tech Apartments** **Mahalakshmi Nagar, No.1 Toll Gate** **Bikshander Koil village** **Manachanallur,** **Trichy-621 216** 7) **Mrs.F.Christina,** **W/o.Mr.Reddy** **Flat No.27 B 2nd Cross, 3rd Floor,** **Selvarathinam Apartments,** **Thillai Nagar,** **Trichy 620 014**

पंजाब नैशनल बैंक Punjab National Bank ARMB, TRICHY

4) Mrs.F.Christina, W/o.Mr.Reddy Flat No.F12, Hi Tech Apartments Mahalakshmi Nagar, No.1 Toll Gate Bikshander Koil village Manachanallur, Trichy-621 216	8) **Mrs. F. Christina,** **W/o. A. Freddy,** **No. 27/B, 3E,** **Selvarathina Apartment** **Thillai Nagar II Cross,** **Trichy-620014.**

Description of the immovable properties / Mortgaged / Owners Name (Mortgaged of Properties)

Item No-1 -
Property in the name of Mrs.F.Christina W/o Freddy : Flat No: S9

All the piece and parcel of land and Building at Tiruchirapalli Registration District , Mannachanallur Taluk,Manachanallur Sub- Registration, , Biksandar koil village, S. No. 69/2A according to new Sub- Division S.No.69/2A3, new S.No. 69/2A3A which have been divided into plots and named as " Mahalakshmi Nagar in which an extent of 13838 ¾ Sq ft on its eastern side there lies an extent of 9810 sqft which comprises in plot Nos 11,14,15,16,17 and 18 lie within the following four boundaries

East by : North South Road
West by : A.R. Badrunnisa's land now there exists 15 feet road and Saravana Thottam Apartments
North by : Plot No 9 and 10
South by : Iyyan Vaikkal.

East -West Measurement - North by 73' south by 83 6''
North - south Measurement East by 125 6 " west by 125'

In the above mentioned "A" schedule of 9810 sq ft out of which an undivided share of 1/58 ,169 sqft (15.70 sq. mtr) in which Flat No-S9 having plinth area of 935 Sqft in the First Floor in the apartment names as Hi-Tech Apartments constructed in the A schedule

Item No-2

Property in the name of Mrs.F.Christina W/o Freddy : Flat No: G10

All the piece and parcel of land and Building at Tiruchirapalli Registration District , Mannaachanallur Taluk,Manachanallur Sub- Registration, , Biksandar koil village, S. No. 69/2A according to new Sub- Division S.No.69/2A3, new S.No. 69/2A3A which have been divided into plots and named as " Mahalakshmi Nagar in which an extent of 13838 ¾ Sq ft on its eastern side there lies an extent of 9810 sqft which comprises in plot Nos 11,14,15,16,17 and 18 lie within the following four boundaries

East by : North South Road
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North by : Plot No 9 and 10
South by : Iyyan Vaikkal.

East -West Measurement - North by 73' south by 83 6''

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North - south Measurement East by 125 6 " west by 125'

In the above mentioned "A" schedule of 9810 sq ft out of which an undivided share of 1/58 ,169 sqft (15.70 sq. mtr) in which Flat No-G-10 having plinth area of 935 Sqft in the First Floor in the apartment names as Hi-Tech Apartments constructed in the A schedule

Item No-3

Property in the name of Mrs.F.Christina W/o Freddy : Flat No: G11

All the piece and parcel of land and Building at Tiruchirapalli Registration District , Mannaachanallur Taluk,Manachanallur Sub- Registration, , Biksandar koil village, S. No. 69/2A according to new Sub- Division S.No.69/2A3, new S.No. 69/2A3A which have been divided into plots and named as " Mahalakshmi Nagar in which an extent of 13838 ¾ Sq ft on its eastern side there lies an extent of 9810 sqft which comprises in plot Nos 11,14,15,16,17 and 18 lie within the following four boundaries

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North by : Plot No 9 and 10
South by : Iyyan Vaikkal.

East -West Measurement - North by 73' south by 83 6''
North - south Measurement East by 125 6 " west by 125'

In the above mentioned "A" schedule of 9810 sq ft out of which an undivided share of 1/58 ,169 sqft (15.70 sq. mtr) in which Flat No-G-11 having plinth area of 935 Sqft in the First Floor in the apartment names as Hi-Tech Apartments constructed in the A schedule

Item No-4

Property in the name of Mrs.F.Christina W/o Freddy : Flat No: F11

All the piece and parcel of land and Building at Tiruchirapalli Registration District , Mannaachanallur Taluk,Manachanallur Sub- Registration, , Biksandar koil village, S. No. 69/2A according to new Sub- Division S.No.69/2A3, new S.No. 69/2A3A which have been divided into plots and named as " Mahalakshmi Nagar in which an extent of 13838 ¾ Sq ft on its eastern side there lies an extent of 9810 sqft which comprises in plot Nos 11,14,15,16,17 and 18 lie within the following four boundaries

East by : North South Road
West by : A.R. Badrunnisa's land now there exists 15 feet road and saravana Thottam Apartments
North by : Plot No 9 and 10
South by : Iyyan Vaikkal.

East -West Measurement - North by 73' south by 83 6''
North - south Measurement East by 125 6 " west by 125'

In the above mentioned "A" schedule of 9810 sq ft out of which an undivided share of 1/58 ,169 sqft (15.70 sq. mtr) in which Flat No-F11 having plinth area of 935 Sqft in the First Floor in the apartment names as Hi-

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Tech Apartments constructed in the A schedule

Item No-5

Property in the name of Mrs.F.Christina w/o Freddy : Flat No: F12

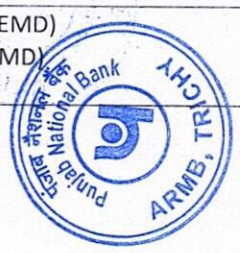
All the piece and parcel of land and Building at Tiruchirapalli Registration District , Mannaachanallur Taluk,Manachanallur Sub- Registration, , Biksandar koil village, S. No. 69/2A according to new Sub- Division S.No.69/2A3, new S.No. 69/2A3A which have been divided into plots and named as " Mahalakshmi Nagar in which an extent of 13838 ¾ Sq ft on its eastern side there lies an extent of 9810 sqft which comprises in plot Nos 11,14,15,16,17 and 18 lie within the following four boundaries

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North by : Plot No 9 and 10
South by : Iyyan Vaikkal.

East -West Measurement - North by 73' south by 83 6''
North - south Measurement East by 125 6 '' west by 125'

In the above mentioned "A" schedule of 9810 sq ft out of which an undivided share of 1/58 ,169 sqft (15.70 sq. mtr) in which Flat No-F12 having plinth area of 935 Sqft in the First Floor in the apartment names as Hi-Tech Apartments constructed in the A schedule

Date. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	24.07.2026
Possession Date u/s 13(4) of SARFAESI ACT 2002	12.10.2026, Paper publication dated 16.10.2026
Outstanding as on 30.09.2026	Rs. 1,63,43,334.60 (Rs. One Crore Sixty Three Lakh Forty Three Thousand Three Hundred Thirty Four and Ps. Sixty only) as on 30.09.2026 plus further interest, costs and other charges thereon from 01.10.2026.
Nature of Possession Symbolic /Physical/Constructive	Symbolic
Reserve Price	Lot No.1 **Rs.17,68,000/-** (Rupees Seventeen Lakhs Sixty Eight Thousand only) Lot.No.2 1 **Rs.17,68,000/-** (Rupees Seventeen Lakhs Sixty Eight Thousand only) Lot No.3 **Rs.17,68,000/-** (Rupees Seventeen Lakhs Sixty Eight Thousand only) Lot No. 4 1 **Rs.17,68,000/-** (Rupees Seventeen Lakhs Sixty Eight Thousand only) Lot No.5 1 **Rs.17,68,000/-** (Rupees Seventeen Lakhs Sixty Eight Thousand only)
Earnest Money Deposit (EMD) (Last date of deposit of EMD)	Lot No.1 **Rs.1,76,800/-** (Rupees One Lakh Seventy Six Thousand Eight Hundred Only)



EMD Last Date	Lot.No.2 **Rs.1,76,800/-** (Rupees One Lakh Seventy Six Thousand Eight Hundred Only) Lot No3 **Rs.1,76,800/-** (Rupees One Lakh Seventy Six Thousand Eight Hundred Only) Lot No.4 **Rs.1,76,800/-** (Rupees One Lakh Seventy Six Thousand Eight Hundred Only) Lot No.5 **Rs.1,76,800/-** (Rupees One Lakh Seventy Six Thousand Eight Hundred Only) **On or before commencement of E-Auction.**
Bid Increase amount	**Rs.1,00,000/- (Rs.One Lakh only)**
Date / Time of E-auction	**03.12.2026 (Thursday) 10.00 A.M to 04.00 P.M**
Details of Encumbrances known to the Secured Creditors	**NIL- As per available records**

TERMS AND CONDITIONS OF E-AUCTION SALE

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

The auction sale will be "online through e-auction" portal https://baanknet.com

2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd**. having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://ebkray.in This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
   (1) **https://baanknet.com**
   (2) **www.pnbindia.in**

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal https://baanknet.com).

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7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 minutes** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the https://baanknet.com portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "**The Authorized Officer, Punjab National Bank, A/C SWAMI & CO AT TRICHY .** 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.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "***AS IS WHERE IS BASIS***" and "***AS IS WHAT IS BASIS***" and "***WHATEVER THERE IS BASIS***".

18. The particulars of Secured Assets 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.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

पंजाब नेशनल बैंक Punjab National Bank ARMB, TRICHY

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self bid and participate in the auction.

Date : 31.10.2026
Place :Trichy

AUTHORIZED OFFICER
PUNJAB NATIONALBANK
SECURED CREDITOR

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

पंजाब नैशनल बैंक
Punjab National Bank
ARMB, TRICHY