ANNEXURE VIII

NOTICE OF SALE

Branch: Dharmapuri
Phone No: 9442643565

Notice of sale under Rule 6(2) & 8(6) 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 ARUL TRADERS (BORROWER), PROP. T. ARUL JOTHI NO. 5, DDDC BUILDINGS PENNAGARAM MANI ROAD, DHARMAPURI – 636701.	2. T. ARUL JOTHI S/O N. THANIKASALAM PROP. M/S ARUL TRADERS, R48, ASTC NAGAR, PENNAGARAM ROAD, DHARMAPURI.
3. K RAJASEKAR (GRANATOR & MORTGAGOR), NO. 85, PERIYASAMY STREET, BEHIND SHANTHI THEATRE, KRISHNAGIRI – 635001.	

Sub: Sub: Your Secure OD Account No- 756303856 for Rs. 29.00 Lakh, M/s Arul Traders (Prop: Mr. T. Arul Jothi) With Indian Bank Dharmapuri Branch

A/c 1. **M/S ARUL TRADERS** Prop: Arul Jothi availed above facilities from Indian Bank Dharmapuri Branch and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". 1. 1. **M/S ARUL TRADERS** Prop: Arul Jothi failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice issued to 1. **M/S ARUL TRADERS** Prop: Arul Jothi on dated 15/07/2017 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), by the Authorized Officer calling upon the Borrowers and Guarantors 1. **M/S ARUL TRADERS** Prop: Arul Jothi **(Borrower)** and 2. **K Rajasekar (Guarantor & Mortgagor),** liable to the Bank to pay the amount due to the tune of Rs.1,16,39,163.439/- (Rupees One Crore Sixteen lakhs Thirty nine thousand one hundred and Sixty three and four hundred and thirty nine paisa Only) as on 26.10.2026 with further interest, costs, other charges and expenses thereon. They failed to make payment despite Demand Notice dated 03.11.2025.

As 1. **M/S ARUL TRADERS** Prop: Arul Jothi **(Borrower)** and 2. **K Rajasekar (Guarantor & Mortgagor),** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 22.11.2017 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 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 26.10.2026 **Rs.1,16,39,163.439/- (Rupees One Crore Sixteen lakhs Thirty nine thousand one hundred and Sixty three and four hundred and thirty nine paisa Only)** with further interest, costs, other charges and expenses thereon from 26.10.2026.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 20.11.2026 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 **03.11.2026 to 19.11.2026 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 **20.11.2026** 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
A/c No: 6163416884 **Indian Bank Nodal EMD Account**	**Krishnagiri Main** **IDIB000K052**

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 - in the name of Mr. K. Rajasekar **PROPERTY 1 -- Residential Building** **DESCRIPTION OF THE IMMOVABLE PROPERTY:** Residential Building situated at S.No: 336, (old S.F.No. 698), Ward no. D, Block 8, Door No. 90, 90-A, Near Shanthi Theatre Boganapalli Village, Krishnagiri Municipality, Krishnagiri Taluk, krishnagiri District with following boundaries. **Boundaries:** 1. North by Natesan	**₹ 19,00,000/- (Rupees Nineteen lakhs Only)**	**₹ 1,90,000/- (Rupees One lakh and Ninety Thousand only)**	**Dt: 20.11.2026 (11.00 AM TO 4.00 PM)** **Property ID: IDIB6347238903**	Nil

property 2. South by 10 Feet Common Road 3. East by 9 Feet Common Road 4. West by Vijiravel Property Total extent of Building is 550.00 Sq.ft				
PROPERTY 2 - Commercial Building **DESCRIPTION OF THE IMMOVABLE PROPERTY:** Vacant site situated at S.No: 18/1F, 18/1H (Old S.F.No.652), Ward No. D. Block 21, Boganapalli Village, Krishnagiri Municipality, Krishnagiri Taluk, krishnagiri District with following boundaries. **Item 1. 862.50 Sq.ft** **Boundaries:** North by 20 Feet Road South by Ramakrishnan property East by Thiruvannamalai Road West by Ramakrishnan Property **Item 2: 4740 sq. ft** **Boundaries:** North by 20 Feet Road South by Thiruvannamalai Road (old alignment) – now canal East by Ramakrishnan Property West by Kandan Property **The total extent of 5602.50 Sq.ft**	**Rs.1,20,00,000/- (Rupees one crore and Twenty lakhs only)**	**Rs.12,00,000/- (Rupees Twelve lakhs Only)**	**Dt: 20.11.2026 (11.00 AM TO 4.00 PM)** **Property ID: IDIB6347238903**	NIL

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: Dharmapuri
Date : 03.11.2026

AUTHORISED OFFICER