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इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ANNEXURE VII

NOTICE OF SALE

Branch: Palacode

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,

SN	Name	Address
1	(Borrower) Mr .G Pachiappan , S/o A.Rajagopal Gounder	16/96, Ganampalli Street, Palacode, Dharmapuri 636 808
2	(Guarantor) Mr. B.C. Palanivel S/o Chinnasamy	Muthu Gounder Kottai, Erranahalli Po, Palacode 636808
3	(Guarantor) Smt P Kanchanamary W/o M Muthusamy	Sengodahalli, Palacode Post & Taluk, Dharmapuri 636808

Sub:

Loan account M/s.AMH Food Industries (Prop. Mr G.Pachaiyappan)

Nature of Facility	Limit (Rs in Lakhs)
6007395000 *(SSI)*	25.00 lakhs
6096867659 (SME)	3.22 lakhs

Other Liabilities: **Amt.in lakhs**

Product	A/c No.	Date of Sanction	Limit
OCC-MUDRA	952652964	15/12/2015	Rs.6.00

with Indian Bank Palacode branch

Mr.G Pachiappan (Prop. of M/s.AMH Food Industries) availed **SSI and SME loan** facility from Indian Bank, **Palacode** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr.G Pachiappan** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **06.10.2023** under **Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002** (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower(s), Guarantor(s) liable to the Bank to pay the amount due to the tune **1.SSI Loan : 6007395000 –Rs 90,73,282/- (Ninety Lakhs Seventy three Thousand Two Hundred and Eighty Two Only) 2. SME Loan : 6096867659- Rs 10,38,795/- (Ten Lakhs Thirty Eight Thousand Seven Hundred and Ninety Five Only)** as on **05.10.2023** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **06.10.2023**

As **Mr G Pachaiyappan** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **18.12.2023** 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.

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ANNEXURE VII

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 07.11.2026 is **1.SSI Loan of Rs. 1,31,37,384 /- (Rupees One Crore Thirty-One Lakhs thirty-seven thousand and three hundred eighty-four only) 2.SME Loan of Rs. 17,34,241/- (Rupees Seventeen Lakhs Thirty-four thousand two hundred and forty-one Only)** with further interest, costs, other charges and expenses thereon from **08.11.2026**

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 25.11.2026 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 **09.11.2026** to **24.11.2026** between **11.00 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, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **24.11.2026** i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet 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 Global 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 auction 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**
6163416884– E- AUCTION EMD ACCOUNT	**KRISHNAGIRI BRANCH- 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

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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 (*this portion may be retained if it is a non-suit filed account*)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained. (*This portion may be retained if it is a suit filed account*)

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 situated in S.F.No. 957/1F, Patta No 1308, Ward No. 16, New Door No : 96/83E,Site and RCC Roof Residential Building at D.No:16/96, Ganampalli village with total extent of 1716 sq. ft ,Palacode Town, Palacode Taluk, Dharmapuri District, Bounded on the North of Road South of Rajagopal Gounder remaining land West of Manjinthan's Site East of Balan's House In between East West 26 feet, South North 66 feet Total Extent 1716 Sq ft vacant site thereon entirely with usual way right and all other right thereon. The Property is at Palacode Town Panchayat Boundary Limit. Property is at Ward No 10, New Ward No 16.	47.73 Lakhs	4.77 Lakhs	Date-25.11.2026 Time- **11.00 AM. TO 4.00 PM.** Property ID No. – **IDIB095265296401**	No Encumbrance

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

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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**.

For INDIAN BANK
S. Bala
CHIEF MANAGER
KARIMANGALAM-K019

AUTHORISED OFFICER

Place: Karimangalam

Date : 07.11.2026