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

एसएएमबी चेन्नई /SAMB CHENNAI
चतुर्थ तल/4TH Floor, पीएनबी टावर्स/ PNB Towers, नं 46-49/ No.46-49
आर. एच. रोड, रायपेट्टा/ Royapettah High Road, चेन्नई /Chennai- 600014
Phone: 28112261-90 ; Email:zs8341@pnb.bank.in

Ref : PNB /SAMB/ TSNEIPL/ 2026-27 **Date: 09.11.2026**

Mr. T N Sirajdheen, S/o.Mr.Naina Mohamed No.18/3, Samad School Street, Khaja Nagar, Tiruchirappalli – 620 020	**Mr. S. Muralisundaram,** S/o. Mr.P.Shanmugaraj 25/21 1st street, Indian Bank Colony Simco Meter Road Trichy- 620021	**Mr. A Vignesh,** S/o. Mr. Asaithambi, **Address-1:** 35-A, Viswas Nagar, Tanjore Main Road, Trichy - 620008.

Dear Sir,

Sub: Sale of Secured Assets charged to the Bank under the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Please find enclosed the sale notice dated 09.11.2026 for your information wherein the e-auction of the Immovable Property (IP) mortgaged in the NPA account of TSN Ecotech International Pvt Ltd., more specially detailed in the schedule of the sale notice to be auctioned on **26.11.2026**

AUTHORISED OFFICER
PUNJAB NATIONAL BANK

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E-AUCTION SALE NOTICE TO GENERAL PUBLIC

UNDER RULE 8 & 9 OF THE SECURITY INTEREST

(ENFORCEMENT) RULES 2002 FOR SALE OF IMMOVABLE PROPERTIES

Notice is hereby given to the public in general and in particular to the **Mortgagor(s) and Guarantor (s) in the account of TSN Ecotech International Pvt Ld.,** that the below described immovable properties mortgaged/charged to the secured creditors, the constructive possession of which has been taken by the Authorized officer of **Punjab National Bank,** secured Creditor, will be sold on "As is where is basis", "As is what is basis" and "Whatever there is basis" on **26.11.2026** for recovery of amount, as mentioned below due to **Punjab National Bank secured creditors from below Named Mortgagor(s) and Guarantor(s).**

Guarantors/Mortgagor:

Mr. T N Sirajdheen, No. 18/3, Samad School Street, Khaja Nagar, Trichy, 620020
Mr. S. Muralisundaram, 25/21 1st street, Indian Bank Colony, Simco Meter Road Tiruchirappalli 620021.
Mr. A Vignesh, **Address-1:** 35-A, Viswas Nagar, Tanjore Main Road, Trichy, 620008.

ITEM	DETAILS / PARTICULARS
Name of Borrower	**M/s. TSN Ecotech International Pvt Ltd**
Name of Guarantor(s)	**1. Mr.T N Sirajdheen** **2. Mr.S.Muralisundaram** **3. Mr. A Vignesh**
Name of owner(s) Mortgagors of Properties	**Mr. T N Sirajdheen**
DESCRIPTION OF MORTGAGED PROPERTIES	Vacant Land of 9443 Sft **(i.e., 4722 sq.ft. + 4721 sq.ft. as detailed hereunder)** with temporary shed at TS No.130/4E, Block 20, Ward AB, Birds Road, Cantonment, K. Abhishegapuram Village, Tiruchirapalli West Taluk, Tiruchirapalli District. 620009 out of Large extent of property of 24838 Sft at Tiruchirapalli District, Tiruchirapalli Taluk, Tiruchirapalli Joint I & II Sub Registration District. K. Abhisegapuram Village, Municipal Old Ward No.1, old T.S.No.47, old T.S.No.372/2 as per sub division new S.F No.372/3 present corporation old ward K Block 20, new ward A and B, new Block 20, new T.S.No.130/4D & T.S.No.130/4E, bounded on the
For 4722 Sft:	North by: T.S. No130/4D Ashok Kumar Property & T.S.No.130/3 Pallivasal Property. South by: Property in T.S.130/5A East by : T.S.No.130/4E Krishnan Property & T.S.No.130/4E Balamani Property. West by: T.S.No.132, Pathway.
For 4721 Sft:	North by: T.S.No/130/4E, Balamani Property South by: T.S.No.130/5A Property. East by: T.S.No.131, Birds Road. West by: T.S.No.130/4E, Chandran Property.
	(Coordinates:10.801202,78.687240) Latitude:10.48'04.3"N Longitude: 78.41'14.1"E **(BAANKNET Property Id: PUNBRAA25946765)**
Details of Encumbrances known to the secured creditor	**Nil**

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Date of Notice under Section 13(2) of SARFAESI ACT	**24.09.2018**	
Date of Notice under Section 13(4) of SARFAESI ACT	**07.01.2019**	
Reserve Price (In Rs)	**Rs.5,99,45,000/- (Rupees Five Crore Ninety Nine Lakh and Forty Five Thousand Only)**	
EMD (In Rs)	**Rs.59,94,500/- (Rupees Fifty Nine Lakh Ninety Four Thousand and Four Hundred Only)**	
Last Date for Depositing EMD	**On or before 25.11.2026 up to 5.00 pm**	
Inspection of Property with Prior Appointment with Authorized Officer	**22.11.2026**	
Date of e auction and Time of E auction	**Date 26.11.2026 11:00 AM -05:00 PM**	
BID MULTIPLIER (Minimum incremental Bid Value)	**Rs.2,00,000/-**	
Total Dues payable to Bank as on 31.07.2026	Rs.31,60,18,412.87 (Rupees Thirty One Crores Sixty Lakhs Eighteen Thousand Four Hundred Twelve and Paise Eighty Seven Only) with further interest, cost, charges and expenses with effect from 01.08.2026	
Contact Person	**NAME**	**MOBILE NUMBER**
	SH.B.VARA PRASAD Chief Manager/Authorised Officer	**8884822944**
	SH.PRAYAG RAJ SAHU Law Officer	**7477057944**

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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://www.baanknet.com**
2. The intending Bidders/ Purchasers are requested to register on portal (**https://www.baanknet.com**) using their email-id and mobile number. The process of eKYC 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://www.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://www.baanknet.com** 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://www.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://www.baanknet.com**)
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://www.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 favour of **"The Authorized Officer, Punjab National Bank, Stressed Asset Management Branch A/c No. 834100317118A Payable at Chennai (IFSC No. PUNB0834100) OR through NEF/RTGS in A/c No. 834100317118A, IFSC No. PUNB0834100, Punjab National Bank, Stressed Asset Management Branch, Chennai.**
14. 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.
15. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A 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.
16. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST etc. for transfer of the property in his/her name

17. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any

18. The Authorized 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.

19. 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. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for a change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.

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

21. 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.

22. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by the Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever. The bidder may inspect the property in consultation with the dealing official as per the details provide.

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

24. 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.

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25. 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.
26. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer **https://www.baanknet.com** & www.pnbindia.in.

Date:09.11.2026
Place: Chennai

B.Vara Prasad
Chief Manager/Authorized Officer
Punjab National Bank
Secured Creditor