ASSET RECOVERY BRANCH: COIMBATORE ZONE

Ref. No: ZO/CBE/ARB/SARFAESI/2026-27/VIII B/03 **Date: 04.11.2026**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 possession of which has been taken by the Authorized Officer of BANK OF INDIA, will be sold *on "As is where is", "As is what is",* and *"Whatever there is"* on **26.11.2026**, for recovery of **Rs. 5,46,64,762.24 as on 04.11.2026** + Interest thereon with monthly rests from 22.11.2025 for Overdraft account, along with cost and other charges applicable if any due to **BANK OF INDIA, Swarnapuri Branch (Presently parked in Coimbatore Asset Recovery Branch)** from borrower **1.M/s Sri Jayalakshmi Traders** - Proprietor Mr. Jayakandan , 69/162,Kattuvalavu,Veppilaipatti pudur, Kumarapalayam, Salem-636202,**2.Mr.Jayakandan** (Proprietor) S/o Ramasamy, 69/162,Kattuvalavu,Veppilaipatti pudur, Kumarapalayam, Salem-636202,**3.Mr.Ramasamy** S/o Perumal (Guarantor cum Mortgagor), No 69/162,Kattuvalavu,Veppilaipatti pudur, Veppilaipatti , Salem-636202, **4.Mrs.Eswari** W/o Sithaiyan (Guarantor cum Mortgagor), No 14/68,Sankar Nagar,Hasthampatti,Salem-636007,**5.Mrs.Priyadarshini** W/o Jayakandan (Guarantor cum Mortgagor), No 69/162,Kattuvalavu,Veppilaipatti pudur, Veppilaipatti , Salem-636202, **6.Mrs.Santhi** D/o Ramasamy (Guarantor), No 7/10A, Vaikkalpattarai, Alikuttai,Salem-636003 & **7.Mrs. Jayalakshmi** W/o Arun (Guarantor), No 300,Behind Central Prison,Hasthampatti,Salem-636007.

The reserve price, EMD amount and Property details are as mentioned hereunder:

Description of the Immovable Property - 1

EQM of Property with land and building situated at D.No.69/162, Joint Patta No.s 157,285 & 299, Old S.Nos.22/6 Part & 25/3B Part, New Sub Division S.Nos.22/6C Part, 25/3B1 Part & 25/3B3 Part, Presently Sub Division S.Nos.22/6C, 25/3B1 Part & 25/3B3B Part, Paravaikadu main road, Veppilaipatti Pudhur village & Panchayat, Vazhappadi Taluk & Salem dt-636 202 admeasuring 2.24 acres in the name of **Mr.Ramasamy R S/o Perumal**

S.No	Acres	
22/6	1.19	Overall total extent 2.24 acres
22/6	0.50	
25/3B	0.55	
25/3B	Common pathway 0.07 acres in this half share (0.03 ½ acres)	
25/3B	Common well 0.05 acres in this half share (0.02 ½ acres)	

Boundaries for an extent of 1.19 acres in Survey No. 22/6(As per Sub division 22/6C)

On the north by : land of Mr. Marimuthu
On the south by : Road
On the East by : Life estate property of Schedule- A
On the West by : Land of Mr. Ayyamuthu

Boundaries for an extent of 0.55 acres in Survey No. 25/3B (As per Sub division 25/3B3B)

On the north by : Land of Mr. Ayyamuthu & Common well portion
On the south by : Land of Mr. Selvam
On the East by : Land of Mr. Arumugam
On the West by : Land of Mr. Selvam

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Boundaries for an extent of 0.50 acres in Survey No. 22/6: (As per Sub division 22/6C)

On the north by : Land of Mr. Marimuthu
On the south by : Road
On the East by : Burial ground
On the West by : Land Mr. Ramasamy

Boundaries for an extent of 0.07 acres in Survey No. 25/3B (Pathway): (As per Sub division 25/3B3B)

On the north by : Road
On the south by : Common well portion
On the East by : Land of Mr. Ayyamuthu
On the West by : Land Mr. Selvam

Boundaries for an extent of 0.05 acres in Survey No. 25/3B (Well): (As per Sub division 25/3B3B)

On the north by : Land of Mr. Ayyamuthu & common road
On the south by : Land of Mr. Ramasamy
On the East by : Land of Mr. Ayyamuthu
On the West by : Land Mr. Selvam

Reserve Price	**Rs.1,52,00,000/-**
EMD	**Rs.15,20,000/-**

Latitude: 11.58561; Longitude: 78.36049

Description of the Immovable Property - 2

Land with building in Salem West Registration district, No.1 Joint Sub-Registration district, Salem district, Salem Town, Kumarasamypatty Village, in Mitta survey No. 241/1 measuring 1.46 acres and Mitta survey no. 241/2 measuring 3.74 acres in total 5.20 acres municipal town survey no.716 for this old town survey no.490/1 and 490/2 as per re-settlement ward-C, Block -22, Town survey no.37 measuring 5.20 acres in this on the northern part 1.46 acres of land had been divided into house sites and roads and named as " Sankar Nagar " in this lay-out plot no.27 measuring 3190 sq. feet of house site in the name of **Mrs. Eswari**

As per Town Survey Land Register (old T.S.No. 37/20) New Ward-K, Block-34, Town Survey No.116 measuring 0.02.97.5 Hectare (3202 Sq. feet) in favour of Mrs. Eswari.

Boundaries for an extent of 3190sq. feet:

On the North by : Plot No. 14
On the south by : 30 feet wide East-west Road
On the East by : Plot No.26
On the West by : Plot No.28.

Reserve Price	**Rs.3,39,00,000/-**
EMD	**Rs.33,90,000/-**

Latitude: 11.664623; Longitude: 78.152177

Description of the Immovable Property - 3

I.EQM of Residential vacant land situated at Salem East Registration District, Joint No.1 Sub Registration Office, Salem District, Salem Taluk, Vaikal pattarai, Ammapettai village in Old S.No: 80/2, Ward: AK, Block: 9; T.s no: 6 and 5 both items together measuring to a total extent of 0.19 acres in the name of **Mrs. K. Priyadharshini**

Item –I

Boundaries for an extent of 0.10 acres in T.S. No.6:

On the North by: 30 feet wide common road and Varma City plots in S.No.80/1
On the South by : 2nd item property land and land of R. Jayaprakash
On the East by : Gowri Anai Vaikal
On the West by : Land of Mr. M. Kumar, Survey No.83 (P)

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Item- 2
Boundaries for an extent of 0.09 acres in T.S. No.5:

On the North by : 1st item property land in survey No. 80/2
On the South by : Common well
On the East by : Gowri Anai Vaikal
On the West by : Land of Mr. R. Jayaprakash

II. All that part and parcel of the Vacant land in the Salem East registration district, Joint No.1 Sub-Registration Office, Salem District, Salem Taluk, Vaikal pattarai, Ammapettai Village, in Old S.No: 83(P), Ward: AK, Block: 9, T.S.Nos. 97/1, 96 and 2/2 measuring to a total extent of 0.21 ¼ acres in the name of **Mrs. K Priyadharshini**

Item-1
Boundaries for an exent of 0.14 ¼ acres in T.S. No.97/1:

On the North by : Land Mr. Vasudevan and Varma City's 30 feet wide common road
On the South by : Land of Mr. Palani Udayar
On the East by : Land of Smt. Priyadharshini and Land of Mr.Jayaprakash
On the West by : Land in Survey No. 83(P) commonly belonging to Smt. Priyadharshini and her sister

Item-2
Boundaries for an exent of 0.03 acres in T.S. No.96:

On the North by : 3rd item property
On the South by : 10 feet wide pathway
On the East by : Remaining land of Mr. Kumar
On the West by : North-South Common pathyway

Item-3
Boundaries for an exent of 0.04 acres in T.S. No.2/2:

On the North by : Land and house of Mr. Vetrivel
On the South by : 2nd item property
On the East by : Remaining land of Mr. Kumar in Survey No. 83 (P)
On the West by : North-South Common pathway

Reserve Price	**Rs.2,63,00,000/-**
EMD	**Rs.26,30,000/-**
Latitude: 11.675969; Longitude: 78.186613 **Latitude: 11.675903; Longitude: 78.185623**	

To the best knowledge and information available with the Authorised Officer, there is no encumbrance on the property referred above. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property and to inspect & satisfy them.

The auction will be online E-Auction Sale/Bidding and shall be done only through "Online Electronic Bidding" process through the website **https://BAANKNET.com** For detailed terms and conditions of the sale, please refer to the link provided in **https://www.bankofindia.co.in/tenders.**

Date & Time of E-auction: **26.11.2026 between 11am - 5pm** (with unlimited extension of 10 minutes if bidding continues till sale is concluded).

Authorised Officer & Chief Manager
Coimbatore Zone

Classification: Internal

Terms & Conditions:

1. The auction sale will be 'Online E-Auction'/bidding through website **https://BAANKNET.in** on **26.11.2026** from **11.00 AM to 5.00 PM**, with unlimited extensions of ten minutes duration each.
2. Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one-time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.
3. Steps to be followed by the bidder for registering with e-auction portal.
   STEP 1 –Bidder/purchaser registration: Bidder to register on e-auction portal **https://BAANK-NET.in**
   (Click "Buyer Registration") using mobile number and email ID.
   STEP 2 –KYC Verification: Bidder to upload requisite KYC Documents.
   STEP 3 – Transfer of EMD amount to bidder's EMD wallet.
4. Contact details of **BAANKNET portal – support.BAANKNET@psballiance.com & +91 8291220220**. For details with regard to e-auction procedure, please contact **BANK OF INDIA, Recovery Department, 324, Oppanakara Street, Coimbatore - 641001 (Contact No:9000078088, E-mail id: Assetrecovery.Coimbatore@bankofindia.bank.in).**
5. Bidders are advised to go through the website **https://BAANKNET.in and www.banko-findia.co.in/tenders** for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings.
6. Bids shall be submitted through online procedure only.
7. Earnest Money Deposit- 10% of the reserve price (EMD) shall be deposited through **NEFT** to credit of BAANKNET E-WALLET. In case of successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the BOI **Account No.822890200000033, Account Name: BOI Inward, IFSC Code: BKID0008228.**
8. In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the BAANKNET website and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.
9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offer in multiples of **Rs.50,000/- (Rupees Fifty Thousand).**
10. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid) immediately to the bank **on the same day or not later than next working day** of the sale. The balance of the purchase price shall be paid on or before the fifteenth day of confirmation of sale.
11. The property is sold in 'as is where is' and 'as is what is' condition and the intending bidders should make discreet enquiry as regards any claim, charges on the property by 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 online bid.
12. The Authorised Officer 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. The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all bidders.
13. The purchasers shall bear the stamp duties, TDS, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. In case of forfeiture of the amount deposited by the defaulting bidder, the defaulting bidder neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
14. It shall be the responsibility of the successful bidder to remit the TDS @1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs.50 Lakhs or

Classification: Internal

more. TDS should be filed online by filing form 26QB & TDS Certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax in to the government account.

15. 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 change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.
16. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
17. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.
18. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact our concerned branches above. The properties can be inspected during office hours between **16.11.2026 and 21.11.2026**, by contacting the respective branches.
19. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

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