पंजाब नैशनल बैंक punjab national bank

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

Br

Date: 29.10.2026

BY SPEED POST A/D

M/s.Arunachala & Co. **(Partnership Firm)** 140,141, South Veli Street, Madurai, Tamil Nadu-625001	**M/s.Arunachala & Co.** **(Partnership Firm)** 30-15-11, T.T Krishnamachariyar road, near karumadhi madam, virudhunagar, Tamil Nadu – 626001.	**M/s.Arunachala & Co.** **(Partnership Firm)** 70-1a, Avalappasamykovil street, kattyapuram, Virudhunagar, Tamil Nadu -626001.
M/s.Arunachala & Co. **(Partnership Firm)** 42,43 GST road, Thiruparankunram road, Madurai, Tamil Nadu -- 625004.	**M/s.Arunachala & Co.** **(Partnership Firm)**219, Chinnasamypillai street, Pethaniyapuram, Madurai, Tamil Nadu – 625016.	**M/s.Arunachala & Co.** **(Partnership Firm)**361, plot no:8, R.S. no: 98/2, ground floor, Krishna grant building,Nggo colony.Nagamalaipudukottai,Vilachery village, Madurai, Tamil Nadu – 625009.
M/s.Arunachala & Co. **(Partnership Firm)** 310, west street, Anaiyur, Madurai, Tamil Nadu- 625017.	**M/s.Arunachala & Co.** **(Partnership Firm)** 299, AlagarkoilMain Road, KarpagaNagar, K.Pudur, Madurai, Tamil Nadu – 625007.	**M/s.Arunachala & Co.** **(Partnership Firm)** D.No: 81/43, Swamy Sannadhi street, Madurai, Tamil Nadu - 625001.
M/s.Arunachala & Co. **(Partnership Firm)** D.No: 173, East Masi street, Madurai, Tamil Nadu – 625001	**M/s.Arunachala & Co.** **(Partnership Firm)** D.No,447,710,740, Sainapuram, Puliyur,Thirupuvanam Taluk, Sivaganga, Tamilnadu-630611.	**M/s.Arunachala & Co.** **(Partnership Firm)** Opp SubbuLakshmipathi college, 2/181-2, Aruppukottai road, Eliyarpathi, Madurai, Tamil Nadu - 625022.
Mr.A.D Arunjunai **(Partner)** **M/S Arunachala & Co** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007	**Mrs.A.Naveena(Partner)** **M/S Arunachala & Co** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007.	**M/s Sai Ramana Enterprises** **(Guarantor),** 140/1,South Veli Street, Madurai-625001.
M/s Sai Ramana Enterprise (Guarantor & Mortgagor), M/S Arunachala & Co 140/1,South Veli Street, Madurai-625001.	**Mr.A.D Arunjunai** **(Partner)** **M/s Sai Ramana Enterprise** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007.	**Mrs.A.Naveena(Partner)** **M/s Sai Ramana Enterprise** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007.

पंजाब नैशनल बैंक Punjab National Bank ARMB, TRICHY

Dear Sir/s/Madam,

Reg: Credit facilities availed by M/s.Arunachala & Co From Punjab National Bank , BO: Munichalai, Trichy.

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Please refer to our demand notice issued u/s 13(2) of SARFAESI Act dated 30.04.2024 followed by possession notice dated 29.07.2024 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 29.10.2026 for your perusal and necessary action.

Thanking you,

Yours faithfully,

AUTHORISED OFFICER

पंजाब नेशनल बैंक Punjab National Bank ARMB. TRICHY

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ASSET RECOVERY MANAGEMENT BRANCH
Circle Office, PNB House, Trichy-Tanjore Road, Kailasapuram, Trichy - 620 014
Phone : 0431-2521163, Mail Id – cs8327@pnb.bank.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 provision 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	BO: Munichalai	
Name of the Account	**M/ S Arunachala And Co**	
Name & addresses of the Borrower / Guarantors account		
M/s.Arunachala & Co. **(Partnership Firm)** 140,141, South Veli Street, Madurai, Tamil Nadu-625001	**M/s.Arunachala & Co.** **(Partnership Firm)** 30-15-11, T.T Krishnamachariyar road, near karumadhi madam, virudhunagar, Tamil Nadu – 626001.	**M/s.Arunachala & Co.** **(Partnership Firm)** 70-1a, Avalappasamykovil street, kattyapuram, Virudhunagar, Tamil Nadu -626001.
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Mr.A.D Arunjunai (Partner) **M/S Arunachala & Co** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007	**Mrs.A.Naveena(Partner)** **M/S Arunachala & Co** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007.	**M/s Sai Ramana Enterprises (Guarantor),** 140/1,South Veli Street, Madurai-625001.
M/s Sai Ramana Enterprise (Guarantor & Mortgagor), M/S Arunachala & Co 140/1,South Veli Street, Madurai-625001.	**Mr.A.D Arunjunai (Partner)** **M/s Sai Ramana Enterprise** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007.	**Mrs.A.Naveena(Partner)** **M/s Sai Ramana Enterprise** Plot No 6 & 7,Vijay Avenue, Surveyor Colony, Kodikulam,1st Street (Near Mahatma School Baba Building),K Pudur, Madurai-625007.

Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	30.04.2024
Possession Date u/s 13(4) of SARFAESI ACT 2002	29.07.2024
Balance Outstanding as on 30.09.2026	**Rs.27,93,94,396.04 (Rupees Twenty Seven Crore Ninety Three Lakh Ninety Four Thousand Three Hundred Ninety Six and Paise Four Only)** as on **30.09.2026** plus further interest, costs and other charges thereon from **01.10.2026**
Nature of Possession Symbolic /Physical/Constructive	**Physical Possession**
Details of encumbrances known to the Secured Creditor	Nil

पंजाब नेशनल बैंक
Punjab National Bank
ARMB, TRICHY

Description of the Immovable Properties Mortgaged / Owner's Name (mortgagers of property(ies) :

Property in the name of Mr.A.D Arunjunai & Mrs.A.Naveena.

Madurai District,Madurai South Registration District, Madurai south Registration District, Madurai West Taluk, West Madurai Village, Zone no 3, Ward No 67,Block No 18, Old Tax Assessment no 82763 New Tax Assessment No.115/067/00657 & 0656, Southveli Street, Old Door No.141 & 142 & 140, T.S.No.2472/1 & 2, T.S.No.2471, T.S.No.2469 and T.S.No.2470, New Door No.141 & 140, South Veli Street, Madurai having area of 6078.50sq ft in the name of Mr. A.D Arunjunai and Mrs. A.Naveena.

Item No:1

Zone No.3, Ward No.67, Block No.18, Old Tax Assessment No.82763 New Tax Assessment No.115/067/00657, Southveli Street, Old Door No.141 & 142, T.S.No.2472/1, T.S.No.2471, T.S.No.2469 and T.S.No.2470, New Door No.141, South Veli Street, Madurai

Bounded by,

North : East-West Southveli Street
East: Door No.140 belongs to A.D. Arunjunai in T.S.No.2472/2
South : Ramalingam Asari Lane in T.S.No.2481/3
West: House belongs to Sudalaimuthupillai in T.S.No.2465, Meenakshi Sundaram Asari in T.S.No.2466, Abdeensaibu in T.S.No.2468

Measuring

T.S.No.2472/1,measuring 1534-1/2sq.ft. Southern side T.S.No.2471 measuring 744sq.ft.
Southern side T.S.No.2469 and T.S.No.2470 measuring 744sq.ft.
Totally 3 Thakkus: 3022-1/2sq.ft stands in the name of Mrs. A.Naveena

Item No.2:-

Zone No.3, Ward No.67, New Tax Assessment No.115/067/00656, Southveli Street, Town Survey Ward No.3, Block No.18, T.S.No.2472/2, Door No.140, South Veli Street, Madurai

Bounded by,

North : Southveli Street
East: House belongs to Rama.Marudhamalaiachari in T.S.No.2473
South : Ramasamy Achari East-West Lane in T.S.No.2481
West: T.S.No.2469, 2470, 2471, 2472/1 Houses
Measuring 3056sq.ft stands in the name of Mr.A.D.Arunjunai.

Totaling Item 1 & 2 – 6078.50 sq.ft.

Reserve Price ,	**₹ 10,80,00,000/- (Rupees Ten Crore Eighty Lakh Only)**
Earnest Money Deposit (EMD) (last date of deposit of EMD)	**₹ 1,08,00,000/- (Rupees One Crore Eight Lakh Only)** **EMD Last Date: On or before commencement of E-Auction.**
Bid Increase amount	**Rs.2,00,000/-(Rupees Two Lakh Only)**
Date / Time of E-auction	**26.11.2026 (Thursday) From 10:00 AM TO 4:00 PM**
Bank Property Id	**PUNB08BV60528865**



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 mobile number and email-id. 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 documents and 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-400 037 (Contact Phone 8291220220, email Id: support.baanknet@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**.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage 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 may contact authorized representative of our e-Auction Service Provider **https://www.baanknet.com**. Details of which are available on the e-Auction 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, Asset Recovery Management Branch A/c No. 832700317118A Payable at Trichy OR through NEF/RTGS in A/c No. 832700317118A, IFSC No. PUNB0832700, Punjab National Bank, Asset Recovery Management Branch, Trichy.
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 & 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.

Punjab National Bank ARMB, TRICHY

15. It shall be the responsibility of the successful bidder to remit the 1% of TDS in Favour of Mortgagors as applicable u/s 194-IAof the Income Tax act 1961 within stipulated time i.e 15 days from the date of auction if the bid amount is Rs.50.00 lakhs and above. The purchaser has to produce the proof of having deposited TDS.

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 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.

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 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 maintenance 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.

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 : 29.10.2026
Place: Trichy

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR

पंजाब नेशनल बैंक Punjab National Bank ARMB, TRICHY