Indian Overseas Bank
Abishekapuram Branch
Illupur Main Road, Mannarpuram
Tiruchirappalli - 620020 Phone: 0431 – 2422274/44 Email: iob0236@iob.bank.in

Date: 31.10.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To,

Mr. K N R Muruggan
Plot No:36, Survey No: 81/5, 81/88 & 81/9 Sixth Street,
Palani Nagar, K.Sathanur Village,
Trichy – 620 021.

Sir /Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated 17.10.2023 issued to you regarding taking possession of the secured assets at more fully described in the schedule below by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. You the above named borrowers / mortgagors have failed to pay the dues in full save and except payments amounting, Rs.31,57,729/80 after issuance of demand notice dated 16.08.2023. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan account as on 30.10.2026 is **Rs.16,50,046/59 (Rupees Sixteen Lakhs Fifty Thousand Fourty Six and Fifty Nine paise Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **30 days** that the below mentioned secured assets shall be sold by the undersigned on **10.12.2026 (Thursday)** between **11.00 A.M to 3.00 P.M** hours with auto extension of Ten minutes through e-auction using **https://baanknet.com/**
6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in The Hindu (English Daily) and The Hindu (Tamil).

Description of the Immovable Property
Schedule A House property at Plot No:36, 6th Street, Palaninagar, K.Sathanur Village, Trichy in the name of K N R Murruggan Trichirapalli District and Registration District, K.Sathanur Sub Regstrar's Office, Palaninagar, K.Sathanur Village in Survey no.81/5, 81/8B and 81/9, **NEW T.S. No.36** measuring 1875 sq.ft., of Southern Portion in and out of 3750 sq.ft., of Eastern Portion of Plot number 36 following four boundaries: North: Property Belongs to A.S.Mohan South: Plot No.45, East : 24 Feet wide south to north ROAD West : Property Belongs to Mrs.Anbarasi As per the Town Survey Field Register, the New Ward No.AH, New Block No.20, Ariyamangalam Zone, Tiruchirappalli East Taluk, Tiruchirappalli City CORPORATION LIMITS

Yours Faithfully

Authorised officer

Encl: E-auction notice containing terms and conditions

Indian Overseas Bank
Abishekapuram Branch
Illupur Main Road, Mannarpuram
Tiruchirappalli - 620020 Phone: 0431 – 2422274/44 Email: iob0236@iob.bank.in

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **Mr. K N R MURUGGAN** had borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a Demand Notice under Section **13(2) of the SARFAESI Act, 2002 (Act**) on 16.08.2023 calling upon the borrowers **Mr. K N R MURUGGAN** at Plot No:36, Survey No: 81/5, 81/8B & 81/9, Sixth Street, Palaninagar, K.Sathanur Village, Trichy – 620021 to pay the amount due to the bank being **Rs.31,57,729/80 (Rupees Thirty One Lakhs Fifty Seven Thousand Seven Hundred Twenty Nine and Eighty Paise Only)** as on **15.08.2023** payable together with further interest at contractual rates and rests along with costs, charges etc., till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **17.10.2023** under Section **13 (4) of the Act** with the right to sell the same in "As is what is" and "As is where is" basis under Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as Rs.32,36,759.80 [Rupees Thirty Two Lakhs Thirty Six Thousand Seven Hundred Fifty Nine Only and Paisa Eighty Only] as on 30.09.2023 payable together with further interest at contractual rates and rests along with costs, charges etc., till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on **30.10.2026** is **Rs.16,50,046/59 (Rupees Sixteen Lakhs Fifty Thousand Fourty Six and Fifty Nine paise Only)** payable together with further interest at contractual rates and rests along with costs, charges etc.,

The undersigned in exercise of the powers conferred under **Sec 13(4) of the said Act** proposes to realize the Bank's dues by sale of the under mentioned properties.

Description of the Immovable Property
Schedule A House property at Plot No:36, 6th Street, Palaninagar, K.Sathanur Village, Trichy in the name of K N R Murruggan Trichirapalli District and Registration District, K.Sathanur Sub Regstrar's Office, Palaninagar, K.Sathanur Village in Survey no.81/5, 81/8B and 81/9, **NEW T.S. No.36** measuring 1875 sq.ft., of Southern Portion in and out of 3750 sq.ft., of Eastern Portion of Plot number 36 following four boundaries: North: Property Belongs to A.S.Mohan South: Plot No.45, East : 24 Feet wide south to north ROAD West : Property Belongs to Mrs.Anbarasi As per the Town Survey Field Register, the New Ward No.AH, New Block No.20, Ariyamangalam Zone, Tiruchirappalli East Taluk, Tiruchirappalli City CORPORATION LIMITS

Date and time of e-auction	**10.12.2026 (Thursday) 11.00 AM to 3.00 PM**
Reserve Price	**Rs.79,36,000/- (Excluding 1% Tax)** **(Bidder shall bear the 1% income tax on the sale amount)**
Earnest Money Deposit	Rs.7,93,600/-
EMD Remittance	EMD shall be deposited through Net Banking/NEFT/RTGS mode in https://baanknet.com/ (Refer point no.3 in terms and conditions uploaded in the website)
Bid Multiplier	Rs. 1,00,000/-
Inspection of property	On all working days from 31.10.2026 10.00 AM onwards till 10.12.2026 5.00 PM
Submission of online application for bid with EMD	31.10.2026, 10.00 AM onwards
Last date for submission of online application for BID with EMD	10.12.2026, 3.00 PM
Name of the service provider	PSB Alliance Pvt. Ltd through their website https://baanknet.com/
Known Encumbrance if any*	HOME (Police-XXIX) Department attachment vide G.O. (4D). No.127 dated 21.07.2025.

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **https://baanknet.com/**. under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal https://baanknet.com/ 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 has to transfer the EMD amount using online mode in his Global EMD Wallet account by **10.12.2026 (Thursay) before 3.00 PM**. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through Net Banking/NEFT/RTGS mode in **https://baanknet.com/**. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from https://baanknet.com/
5. The submission of online application for bid with EMD shall start from 10.12.2026 10.00 AM onwards.
6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 240 Minutes with auto extension time of 10 minutes each till the sale is concluded.
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 minimum increase in the bid amount must be of **Rs. 1,00,000/-** to the last higher bid of the bidders. 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. (If single bid only is received then the bidder must quote at least one rupee higher than the Reserve Price).

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank," **Abishekapuram**" branch to the credit of **A/C No. 02360113035001, Abishekapuram** Branch, Illupur Main Road, Mannarpuram, Tiruchirappalli – 620020 Phone: 0431 – 2422244/74 Email: iob0236@iob.bank.in, Branch Code: 0236, IFSC Code: IOBA0000236.

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1 % on the Sale Price to be paid under the PAN of the Purchaser. The bidder shall bear the 1% income tax on the bid amount and the bank shall not take any responsibility for the same.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank **Abishekapuram**" branch to the credit of **A/C No. 02360113035001, Abishekapuram** Branch, Illupur Main Road, Mannarpuram, Tiruchirappalli – 620020 Phone: 0431 – 2422244/74 Email: iob0236@iob.bank.in, Branch Code: 0236, IFSC Code: IOBA0000236 during office hours till **10.12.2026 (Thursday) before 3.00 p.m**.

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorised representative of e-auction service provider (**https://baanknet.com/**.), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (**https://baanknet.com/**.) for e-auction will be provided by service provider PSB Alliance Portal having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone Numbers +91 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://baanknet.com/**.

Place: Trichy
Date: 31.10.2026 **Authorised Officer**

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For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, **Abishekapuram**" branch to the credit of **A/C No. 02360113035001, Abishekapuram** Branch, Illupur Main Road, Mannarpuram, Tiruchirappalli – 620020 Phone: 0431 – 2422244/74 Email: iob0236@iob.bank.in, Branch Code: 0236, IFSC Code: IOBA0000236

Indian Overseas Bank
Abishekapuram Branch
Illupur Main Road, Mannarpuram,
Tiruchirappalli - 620020 Phone: 0431 – 2422274/44 Email: iob0236@iob.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(Under Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules)

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 proviso to Rule 8(6) of the Security (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 to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured creditor will be sold on "As is what is "and "As is where is" on **10.12.2026 (Thursday)** for recovery **Rs.16,50,046/59 (Rupees Sixteen Lakhs Fifty Thousand Fourty Six and Fifty Nine paise Only)** as on **30.10.2026** due to Indian Overseas Bank, Secured Creditor **Mr. K N R MURUGGAN** at Plot No:36, Survey No: 81/5, 81/8B & 81/9, Sixth Street, Palaninagar, K.Sathanur Village, Trichy – 620021. The reserve price will be **Rs.79,36,000/-**(Excluding 1% Tax- Bidder shall bear the 1% income tax on the sale amount) and the earnest money will be Rs.7,93,600/-.

Description of the Immovable Property
Schedule A House property at Plot No:36, 6th Street, Palaninagar, K.Sathanur Village, Trichy in the name of K N R Murruggan Trichirapalli District and Registration District, K.Sathanur Sub Regstrar's Office, Palaninagar, K.Sathanur Village in Survey no.81/5, 81/8B and 81/9, **NEW T.S. No.36** measuring 1875 sq.ft., of Southern Portion in and out of 3750 sq.ft., of Eastern Portion of Plot number 36 following four boundaries: North: Property Belongs to A.S.Mohan South: Plot No.45, East : 24 Feet wide south to north ROAD West : Property Belongs to Mrs.Anbarasi As per the Town Survey Field Register, the New Ward No.AH, New Block No.20, Ariyamangalam Zone, Tiruchirappalli East Taluk, Tiruchirappalli City CORPORATION LIMITS

* Bank's dues have priority over the statutory dues.

Date and time of e-auction: **10.12.2026 (Thursday)** between **11.00 A.M. to 3.00 P.M**. with auto extension of Ten minutes each till sale is completed at the platform of **https://baanknet.com/**.

For detailed terms and conditions of the sale, please refer to the service providers' link **https://baanknet.com/**

DATE : 31.10.2026
PLACE: TRICHY **AUTHORISED OFFICER**

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.