इंडियन बैंक Indian Bank

ANNEXURE-C

ANNEXURE VIII

NOTICE OF SALE

Branch: Tirunelveli Junction
Phone No:**04622334688**

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,

1 M/s.Ramson Credit Advisory, (Borrower) (Partners – Mr. R.Ponkumar , Mr J. Selvakumar and Mr. P.Komahan Lingeswaran) Unit address: No.49, Saratha Cottage, 1st Floor, Chandragandhi Nagar, Bye pass Road, Madurai-625 016	2. **Mr. R.Ponkumar (Partner to M/s Ramson Credit Advisory)** (Partner / Guarantor) Residential address – S/o Ramasamy, No.14, Santhanam Nagar, Karpaga Vinayaga Nagar Extension, Ponmeni, Madurai South,Arasaradi, Madurai-625 010 Mobile : 9443283057
Mr. J.Selvakumar (Partner to M/s Ramson Credit Advisory) (Partner / Guarantor) Residential Address – S/o Mr.P.Jacob, Plot No.23, Happy Colony, Ambai Main Road, Melapalayam, Palayamkottai, Tirunelveli -627 005 Mobile : 9443283057	**Mr. P. Komahan Lingeswaran (Partner to M/s Ramson Credit Advisory)** (Partner / Guarantor/Mortgagor) Residential Address – S/o.P.K.Mar, No. 99, Nadaga Street, Santhikinary Street, Vadakkankulam, -627 116 Mobile : 9443283057

Sub: Loan account: MSME SOD (A/c No: 6710825079), MSME TL (A/C No 6872610691), FITL TL (A/c No - 7022877599) with Indian Bank, Tirunelveli Junction Branch

M/s **M/s Ramson Credit Advisory** availed **IB MSME SOD, TL and FITL** facility from Indian Bank, Tirunelveli Junction Branch, and the repayment of which is secured

by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Ramson Credit Advisory** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 05.11.2021 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 of **Rs. 53,01,127/- (Rupees Fifty Three lakhs One Thousand One Hundred and Twenty Seven only)** as on **05.11.2021** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 05.11.2021.

As **M/s Ramson Credit Advisory** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 03.03.2022 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.

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 27.10.2026 is **Rs. 1,32,59,542/- (Rupees One Crore Thirty Two lakhs Fifty Nine Thousand Five Hundred and Forty Two only)** with further interest, costs, other charges and expenses thereon from 28.10.2026

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 20.11.2026 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 **13.11.2026** to **19.11.2026** between **10.00 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://baanknet.com** (PSB Alliance Pvt. Ltd.) and using the provision in the

system/software. The tender form and the terms and conditions would be available in the website.

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, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 19.11.2026 @ 5.00 PM i.e before the e-Auction Date and time in the portal. The registration, eKYC 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 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 confirmation of sale 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
6096848285 & E-AUCTION EMD ACCOUNT	IDIB000N114 & NGO Colony, Tirunelveli

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.

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.

इंडियन बैंक Indian Bank

ANNEXURE-C

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.

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 (Rs.)	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Mortgaged Asset: Property : S.No. 1965/1A, Tirunelveli Kanyakumari NH 7 Road, Kavalkinaru, Panagudi village, Radhapuram Tk., Tirunelveli Dist. Tirunelveli Registration District, Panagudi Sub Registrar jurisdiction, Panagudi village, Panagudi Panchayat , Ayan Punja Survey No. **1965/1A** , **8540 Sq. Feet** with as usual pathway rights (Land measuring 0.69.5 Hectare equivalent to 1 Acre 71 ½ Cents, out of the Eastern most 6 Mtr. Width 93.6 Mtr. length , altogether measuring 561.60 Sq. Mtr. left for pathway, remaining portion North – East corner already sold to Latha Balasundari measuring **25 cents,** deducting this Southern side East – West – 25 cents measuring 1011.75 Sq. Mtr. out of this 2350 Sq. feet has been leased to M/s Reliance Jio Infocomm Ltd.)	**56,70,000**	**5,67,000**	**20.11.2026, 10.00 AM To 04.00 PM, IDIB6710825079A**	**NIL**

North : 6 Mtr. Wide East-West Pathway South: Lands in the name of vendor East: 6 Mtr. Wide South-North Pathway West: 5 Cents leaded land to Reliance Jio Infocomm Ltd. Now Property situated in Panagudi Part II Village Limit. Common pathway rights measuring 6 meter width and 93.6 meter length, south north in eastern end.				

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.ebkray@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkray@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.**

Place: Tirunelveli Junction
Date: 28.10.2026

AUTHORISED OFFICER