ASSET RECOVERY MANAGEMENT BRANCH (ARMB)
448-A, Dr. Nanjappa Road, Coimbatore-641018
Ph. No: 0422-2231314, 0422-2231345, Mob:9963993409, e-mail: cs4371@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 26.11.2026 between 11.00 AM to 4.00 PM

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 26.11.2026 UPTO 03:00 PM

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 9(1) 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 Authorized 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.

Details of the encumbrances known to the secured Creditors: Nil (as per E.C dt 27.10.2026 at SRO,Karur Joint-I.)

SCHEDULE OF THE SECURED ASSETS

Name of the Branch & Account Name & addresses of the Borrower/Guarantors	**Description of the Immovable Properties mortgaged/ owner's Name (mortgagers of property(ies)**	**A) Dt. of Demand Notice u/s 13(2) of SARFAESI Act 2002** **B) Outstanding Amount** **C)possession Date U/s 13(4) of SARFAESI Act 2002** **D)Nature of possession /physical/Constructive**	**1)Reserve Price** **2)EMD** **3)Bid Increase Amount**
BO: Karur (ID:231000) (Now transferred to ARMB Coimbatore) **Mr. B.NARENDRA KUMAR** **Borrower/Mortgagor:** **Mr.B.Narendrakumar,** S/o Mr.P.Balasubramaniam, No:560 A, J.J.Garden, North Gandhigramam, Sanapiratti, Karur-639004. **Co-Borrower:** **Mr.P.Balasubramaniam,** S/o Mr.Palaniappan, No:1312, Bharathiyar street 5TH cross, North Gandhigramam, Sanapiratti, Karur-639004. **Co-Borrower:** **Ms.B.Meenachi,** W/o Mr.P.Bala subramaniam, No:1312, Bharathiyar street 5TH cross, North Gandhigramam, Sanapiratti, Karur-639004.	**Property in the name of Mr.B.Narendrakumar (PAN:ATFPN2891L):** Karur Registration District, No.1 Joint Karur Sub Registration District, Karur Taluk, Sanapiratty Village (J.J.Garden residential area-Part-II), Ayan punjai survey no:1458, Ac.5.38 in this Ac.4.96 of lands and named as J.J.Gardens and in this Plot No.82 admeasuring 2904 ½ sq.ft with building lying within the following four boundaries: East of :40 feet broad North-South panchayat road North of:20 feet broad East-West road South of:Plot No.81 belongs to S.Rajamani and West of :Plot No.83 belongs to Dharmalingam and Krishnan Within this, East-West on the Northern side 70 ½ feet East-West on the Southern side 70 ¾ feet North-South on the Western side 40 feet North-South on the Eastern side 42 ¼ feet, totaling 2904 ½ sq.ft i.e.269.83 Sq.mt of land and building and all other super structures standing therein.Having Door No.560A and Tax Assessment No.082-036-00105. EB in S.C.Nos.060140024136 and 060140022572 and water tap connection in W.C.No.082-036-01482 and all other appurtenances. Having right of way of 40 feet broad North South road in the Western side and 20 feet broad East-West road in	**A)** 10.04.2026 **B)** **(i)** A/c.No: 231000NC00003750-Rs. 8,21,092.55 as on 30.09.2026 plus further interest/ charges w.e.f. 01.10.2026. **(ii)** A/c.No: 231000NC00003848-Rs. 51,42,783.85 as on 30.09.2026 plus further interest/ charges w.e.f. 01.10.2026. Total amount of Rs. **Rs.59,63,876.40 ***** (Rupees Fifty Nine Lakh Sixty Three Thousand Eight Hundred Seventy Six and Paise Forty Only). ***Apart from the above facilities the following accounts availed by Mr.B.NarendraKumar, Mr.P.Balasubramania m and	**1)Rs.76,20,000/- (Rs. Seventy Six Lakh and Twenty Thousand only)** **2)**Rs.7,62,000/- (Rs.Seven Lakh and Sixty Two Thousand only) **3)**Rs.20,000/- (Rs. Twenty Thousand only) **DATE & TIME OF e-AUCTION:** **26.11.2026 (THURSDAY) 11.00 AM TO 04.00 PM.**

	the Southern side and all other mamool right of way and easementary rights attached thereto. The above property is now comprised in S.F.No:1458/1A. **Latitude, Longitude and Coordinates** 10.955046 N, 78.1052379 E	Ms.B.Meenachi. 1.OD-Mudra with limit of Rs.4.50 lakh (A/c No: 2310009300017770) in the name of Ms.B.Meenachi with outstanding of Rs. 4,94,515.36 as on 30.09.2026 with further interest/ charges thereon, which is also in NPA category. 2. CC-Mudra with limit of Rs.10.00 lakh (A/c No: 2310008700003282) in the name of M/s.Pasupathi Agencies (Proprietor: Mr.B.Narendrakumar) with outstanding of Rs.11,04,292.42 as on 30.09.2026 with further interest/ charges thereon, which is also in NPA category. 3. CC with limit of Rs.10.00 lakh (A/c No: 08584595013232) in the name of M/s.Pasupathikumar Fabrics (Proprietor: Mr.P.Balasubramania m) with outstanding of Rs.10,69,392.76 as on 30.09.2026 and TLEGL with limit of Rs.1.40 lakh (A/c No: 231000EG00000161) in the name of M/s.Pasupathikumar Fabrics (Proprietor: Mr.P.Balasubramania m) with outstanding of Rs.71,270.97 as on 30.09.2026 with further interest/ charges thereon, which are also in NPA category. **C)** 01.07.2026 **D)** SYMBOLIC	

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be “online through e-auction” portal **https://baanknet.com**

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 **by at least one working day** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from **(https://baanknet.com)** in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. 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 Deposited shall not bear any interest.

4. Platform **(https://baanknet.com)** for e-Auction will be provided by e Auction service provider PSB alliance Pvt Ltd, 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://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://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 https://baanknet.com.

7. Bidder's Global 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 minimum increase in the bid amount must be higher bid of the bidders. Ten 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 ten minutes to the last highest bid, the eauction 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.
(1) 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://baanknet.com. Details of which are available on the e-Auction portal.

10. The sale shall be confirmed in favour of the Purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the Authorized officer and shall be subject to confirmation by the secured creditor.

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/ /NEFT/RTGS Account no:437100317118A, IFSC:PUNB0437100/Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c:Mr.B.NARENDRAKUMAR Payable at " Coimbatore". 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.

14. It shall be the responsibility of the successful bidder to remit the 1% of TDS in Favour of Mortgagors as applicable u/s 194-IA of 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.

15. 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.

16. 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.

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

18. 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.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

20. 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.

21. 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.

22. 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.

23. 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://baanknet.com.

Date: 30.10.2026
Place: Coimbatore

Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002