पंजाब नैशनल बैंक punjab national bank

SASTRA Centre
CIRCLE SASTRA, PNB House, Trichy-Tanjore Road, Kailasapuram, Trichy - 620 014
Phone : 0431-2521163, Mail Id – cs8327@pnb.co.in

BO

Date: 03.11.2026

BY SPEED POST A/D

S. No	Name & Address	S. No	Name & Address
1.	M/s Kabeelan Agencies (Proprietor Mr. Athirathinam) No.3/30, Devakottai Road CK Mangalam Ramanathapuram - 623402	2	Mr. Athirathinam S/o K MuthuPerumal No.38 Kaveri Nagar 7th Street Soolai Erode – 638004

S. No	Name & Address
3	Mrs A Prabal W/o Mr. Athirathinam No.38 Kaveri Nagar 7th Street Soolai Erode – 638004

Dear Sir/s/Madam,

Reg: Credit facilities availed by M/s Kabeelan Agencies (Proprietor Mr. Athirathinam) From Punjab National Bank ,Bo: Devakottai,Trichy.

***

Please refer to our demand notice issued u/s 13(2) of SARFAESI Act dated 21.02.2022 followed by possession notice dated 30.04.2022 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 03.11.2026 for your perusal and necessary action.

Thanking you,

Yours faithfully,

AUTHORISED OFFICER

Encl: as above

Copy to The Branch Head, BO:**Devakottai** for information along with copy of e-auction notice.

AUTHORISED OFFICER

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Phone : 0431-2521163, Mail Id – cs8327@pnb.co.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: Devakottai,**
Name of the Account	**M/s Kabeelan Agencies (Proprietor Mr. Athirathinam)**
Name & addresses of the Borrower / Guarantors account	**M/s Kabeelan Agencies** **(Proprietor Mr. Athirathinam)** **No.3/30, Devakottai Road** **CK Mangalam** **Ramanathapuram - 623402**
	Mr. Athirathinam S/o K MuthuPerumal **No.38 Kaveri Nagar** **7th Street** **Soolai** **Erode – 638004**
	Mrs A Prabal **W/o Mr. Athirathinam** **No.38 Kaveri Nagar** **7th Street** **Soolai** **Erode – 638004**
Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	21.02.2022
Possession Date u/s 13(4) of SARFAESI ACT 2002	30.04.2022

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Outstanding as on 31.10.2026	Rs. 1,15,99,137.42 (Rupees One Crore Fifteen Lakh Ninety Nine Thousand One Hundred Thirty Seven and Fourty Two Paisa)as on **31.10.2026** plus further interest, costs and other charges thereon from **01.11.2026**
Nature of Possession Symbolic /Physical/Constructive	**Symbolic Possession**
Details of encumbrances known to the Secured Creditor	Nil

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

Property in Name of A Prabal: All the piece of land and building in karaikudi registration district within the limits of Sub- Registrar Thiruvadanai, Thiruvadanai Union, Achankudi Panchayat , Thiruvadanai Desvasthanam Kadambakudi Village,Patta No 281, Old S.NO.142/3, Sub Division SNO.142/3A, measuring about 0.17.0Ares equivalent to 43 Cents within this on Eastern side 25.5 Cents (After deducting 17.5 Cents on western side sold to U Ramasamy)

BOUNDARIES:

South by:Nadyrau to Thondi Road
West by:Maran House
East by :A Portion measuring 17.5 Cents sold to U Ramasamy
North by: Kamakshi Punja Land(SNO.142/9C as per the FMB sketch referred as documents NO.9 herein)

Reserve Price	**₹52,65,000/- (Rupees Fifty Two Lakh Sixty Five Thousand Only)**
Earnest Money Deposit (EMD) (last date of deposit of EMD)	**₹ 5,26,000/- (Rupees Five Lakh Twenty Six Thousand Only)** **EMD Last Date: On or before commencement of E-Auction.**
Bid Increase amount	Rs.50,000 /- (Fifty Thousand only)
Date / Time of E-auction	**26.11.2026** **10:00 AM to 4.00 PM**

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://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. 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 atleast 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.

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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://www.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://www.baanknet.com)**for e-Auction will be provided by e Auction service provider PSP 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://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://eprocure.gov.in/epublish/app

(2) **https://www.baanknet.com**.

(3) 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-Bक्रय – **https://www.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 of **Rs. 50,000/- (Rupees Fifty Thousand Only)** to the last 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 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.

(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://www.baanknet.com**. Details of which are available on the e-Auction portal.

10. 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).

11. The secured asset will not be sold below the reserve price.

12. 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 confirmation of sale in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of **"The Authorized Officer, Punjab National Bank "M/s Kabeelan Agencies"**, Payable at **"BO: Devakottai"**. 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.

13. 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.

14. 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.

15. 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.

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

17. 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.

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18. 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.

19. **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.**

20. 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.

21. 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.

22. 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**.

Date : 03.11.2026
Place: Trichy

पंजाब नेशनल बैंक
Punjab National Bank
ARMB, TRICHY

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR