



Indian Overseas Bank
Sokkampalayam Branch-1189
Main Road, Sokkampalayam, Annur,
Coimbatore-641653.

Contact : No: 04254-262449
E-Mail id : iob1189@iob.in

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

Place: Sokkampalayam

Date : 04.05.2024

To:

S.No.	Borrower	S No.	Guarantor/Mortgagor
1.	M/S T.M.S. Textiles Prop: Mr. P. Thangarajan S/O R. Palanisamy, Door No:609, Kumaragoundenpudur, Kanjappalli Post, Annur Taluk, Coimbatore Districtb-641653, Tamil Nadu.	1.	Mr. R. Palanisamy , (Father of Mr. P THANGARAJ) S/O K Rayappa Gounder. D No. 609, 1099, KumaraGoundenpudur, Kanjappalli Post, Annur Taluk, Coimbatore Districtb-641653. Tamil Nadu.

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 **19.02.2024** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **The New Indian Express and Dinamani Coimbatore plus Tirupur Edn on 23.02.2024** 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. You the above named borrowers / mortgagors/guarantors have failed to pay the dues in full, after issuance of demand notice dated 03.02.2022. 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. The dues in all the loan accounts **as on Demand notice date 03.02.2022 is RS.18,31,281.09/- (Rupees Eighteen lakh Thirty One Thousand Two Hundred Eighty one and paise nine Only)** along with further interest at contractual rates and rests from 03.02.2022, 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 14.06.2024, between 10.30 AM to 11.30 AM hours** with auto extension of 10 minutes through e-auction using <https://www.mstcecommerce.com/auctionhome/ibapi>.

Internal

DESCRIPTION OF THE PROPERTIES

Vacant land to an extent of 2.77 Acres located at SF No.718/2, 720/1B, 720/1C, Door No.609, Kaikalan Sirai Thottam, Kumaragounderpudur, Kanjapalli Village, Annur Taluk, Coimbatore – 641653 **belonging to Mr.R.Palanisamy (Guarantor/Mortgagor).**

Boundaries_

All that part and parcel of the property consisting of Flat No. Door No: 609 In Survey Nos.720/1B, 718/2, 720/1 at Kumaragounderpudur Village, Kanjappalli Post, within the registration subdistrict Annur and District Coimbatore Bounded:

1. SF. No: 720/1B – 0.46 Acres

On the North by – Kaduvettipalayam Village Limits

On the South by – D Schedule share's property

On the East by - Landed property belonged to N.Marathal

On the West by - Nort-South cart track in SF.No: 720/1C

2. SF. No: 720/1B – 0.05 Acres

On the North by – B Schedule share's landed property

On the South by – B & D share's salai land in SF.No: 718/2

On the East by - Landed property belonged to N.Marathal

On the West by - D Schedule share's property

3. SF. No: 718/2 – 1.24 Acres

On the North by – On the western side Nort-South length wide in the extent of acres 0.38 ½ of landed property and the well

On the South by – East-West Pallavari and common cart track.

On the East by - North-South Pallavari Mammool common cart track and landed property belonged to Natarajan

On the West by - D Schedule share's property

4. SF. No: 718/2 – 0.39 Acres

On the North of – Landed property belonged to N.Marathal

On the South by – Landed property 1.24 acres above mentioned

On the East by - Pallavari and North-South Mammool common cart track

On the West by - Common well and common Salai land belonged to B&D schedule sharers

5. SF. No: 718/2 – 0.135 Acres

On the North of – Salai land and D schedule share's landed property of extent of acre 0.23

On the South by – B' D' schedule shares lands and common place

On the East by – Landed property of an extent of acre 0.39 cents belonged to B schedule sharer

On the West by - North-South common cart track

6. SF. No: 718/2 – 0.045 Acres

On the North of – Well belonged to B and D schedule shares and Vaari

On the South of – Landed property of an extent of acres 0.20 belonged to C & E schedule shares

On the East by – Landed property belonged to D schedule sharer

On the West by - North-South common cart track

7. SF. No: 718/2 – 0.68 Acres

On the North of – Kaduvettipalayam Village Limits and 18 links wide East-West common cart track

On the South of – Landed property of D schedule shares

On the East by – North-South common cart track

On the West by - Landed property belonged to Rangammal situated on the Western side on the south.

Total Extent of the land: $0.51+1.945+0.68+0.0375 = 3.1725$ acres

Note: Out of 3.1725 acres of land, 0.46 acres of land is used for Power Loom business and plan approval for that part has been obtained.

Reserve Price: Rs. 1,17,20,000/- (including MSTC Charges)

EMD: Rs. 11,72,000/-

Yours faithfully

Authorized officer

Encl: E-auction notice containing terms & conditions

Internal



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Sokkampalayam Branch
Main Road, Sokkampalayam, Coimbatore-641653.
Telephone- 04254-262449, E-mail- iob1189@iob.in
भारतीय ओवरसीज बैंक Indian Overseas Bank

BY REGD. POST WITH AD

(Issued under Rule 8(5) and 9(1) of the Security Interest (Enforcement) Rules 2002)

e-AUCTION 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 proviso 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 (whichever is applicable) possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on **“As is where is”, “As is what is” and “Whatever there is” on 14.06.2024** for recovery of **RS.18,31,281.09/-** (Rupees Eighteen lakh Thirty One Thousand Two Hundred Eighty one and paise nine Only) **as on Demand notice date 03.02.2022** with further Interest and cost thereon from 03.02.2022 due to Indian Overseas Bank, Secured Creditor from the borrower **M/S T.M.S. Textiles Prop: Mr. P. Thangarajan S/O R. Palanisamy**, Door No: 609, Kumaragoundenpudur, Kanjappalli Post, Annur Taluk, Coimbatore District-641653 **and Guarantor/Mortgagor Mr. R. Palanisamy, (Father of Mr. P THANGARAJ) S/O K Rayappa Gounder**. D No. 609, 1099, KumaraGoundenpudur, Kanjappalli Post, Annur Taluk, Coimbatore District-641653. Tamil Nadu. **The reserve price will be Rs. 1,17,20,000/-** (Rupees One Crore Seventeen Lakhs Twenty thousand Only) (inclusive of 1% TDS payable to MSTC) and the earnest money deposit will be **Rs.11,72,000/-** (Rupees Eleven Lakh Seventy Two Thousand only).

Description of the Immovable property

Property Belonging to Mr.R.Palanisamy (Guarantor/Mortgagor)

Vacant land to an extent of 2.77 Acres located at SF No.718/2, 720/1B, 720/1C, Door No.609, Kaikalan Sirai Thottam, Kumaragounderpudur, Kanjapalli Village, Annur Taluk, Coimbatore – 641653 **belonging to Mr.R.Palanisamy (Guarantor/Mortgagor).**

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Total Extent of the land: 0.51+1.945+0.68+0.0375 = 3.1725 acres

Note: Out of 3.1725 acres of land, 0.46 acres of land is used for Power Loom business and plan approval for that part has been obtained.

Upset Price- Rs. 1,17,20,000/- (Rupees One Crore Seventeen Lakhs Twenty thousand Only) **EMD-**
Rs.11,72,000/- (Rupees Eleven Lakh Seventy Two thousand Only)
Known Encumbrance, if Any: NIL

* Bank's dues have priority over the statutory dues

Date and time of e-auction: 14.06.2024 (date) between 10.30 A.M. to 11.30 A.M. **(time)** with auto extension of 5 minutes each till sale is completed at the platform of **<https://www.msfccommerce.com/auctionhome/ibapi>**.

For detailed terms and conditions of the sale, please refer to the service provider's link or bank's website i.e. www.iob.in [http://www.iob.in/Tender_Details.aspx? Tender type = E_auction.

Place: Sakkampalayam
Date: 04.05.2024

Authorized Officer

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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.

Terms and Conditions

Internal

1. The property will be sold by e-auction through the service provider <https://www.mscecommerce.com/auctionhome/ibapi> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.mscecommerce.com/auctionhome/ibapi> 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 13.06.2024, 5.00 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 NEFT/RTGS mode (**After generation of Challan from <https://www.mscecommerce.com/auctionhome/ibapi> which will provide account details**) in bidders Global EMD Wallet account. 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 e-बिदाय – IBAPI portal (<https://www.ibapi.in>).
5. The submission of online application for bid with EMD shall start from 05.05.2024
6. Bidder's Global Wallet should have sufficient balance (\geq 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 60 Minutes with auto extension time of 5 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. 5 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 5 minutes to the last highest bid, the e-auction shall be closed.
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 Sakkampalayam Branch" to the credit of A/C No 11890113035001 Indian Overseas Bank Sakkampalayam Branch, Main Road, Sakkampalayam, Annur, Coimbatore-641653 Branch Code: 1189, IFSC Code: IOBA0001189.**
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 @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1.00 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1.00% of the consideration as Income Tax.

19. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, **Indian Overseas Bank, Sakkampalayam Branch, Main Road, Sakkampalayam, Annur, Coimbatore -641653 during office hours, 13.06.2024, 5.00 pm Phone no 04254-262449.**

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 assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://www.mstcecommerce.com/auctionhome/ibapi>), 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://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>.

Place: Sakkampalayam

Date: 04.05.2024

Authorised Officer

