

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **29/01/2026** by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **07/07/2026**, for recovery of **Rs. 4,18,97,279.46 p (Rupees Four Crore Eighteen Lakhs Ninety Seven Thousand Two Hundred Seventy Nine and Forty Six paise only) is still due and payable by you as on 14/05/2026 together** with further interest, cost & expenses, etc., due to the Secured Creditor from following Borrower, & Co Borrowers. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price, and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of "**IndusInd Bank Ltd** having Account No. **00073564611092**, **IFSC: INDB0000007**, and Branch Address: **No. 3, Village Road, Nungambakkam, Chennai-600034**.

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% of EMD amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower and Co Borrowers, with Address	Borrower: M/s. Thiyagu Enterprises , Rep by its Proprietor, Mr. A. Thiyagu, Door No. 116/121, Bharathi Nagar, Kempatti Colony, Near Manal Market, Ukkadam, Coimbatore - 641001. Co-Borrowers:- Mr. A. Thiyagu , Son of Mr. Arumugam , No. 33/34, Mariyamman Kovil Street, Udayampalayam, Sowripalayam, Coimbatore - 641028. Co-Borrowers:- Mrs. K. Priyadharsini , Wife of Mr. Thiyagu, No. 33/34, Mariyamman Kovil Street, Udayampalayam, Coimbatore South, Sowripalayam, Coimbatore - 641028.
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Cathedral Road : IndusInd Bank Limited, Cathedral Road, Chennai office, Block 2, 3rd Floor, No-25/14, Steeple Reach, Radhakrishnan Salai, Cathedral Road, Chennai - 600 086- Tel (44) 400 61800.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



Loan Account Numbers	TKB00282N
Reserve Price	Rs. 6,59,50,650/- (Rupees Six Crores Fifty Nine Lakhs Fifty Thousand Six Hundred and Fifty Only)

Earnest Money Deposit (EMD)	Rs. 65,95,065/- (Rupees Sixty Five Lakhs Ninety Five Thousand and Sixty Five Only)
Date & Time of E-auction	07/07/2026 between 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	06/07/2026 till 4:00 PM
Minimum bid Increment amount	Rs. 50,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	with pre appointment
E auction Website Address	https://www.bankeauctions.com
Contact	Mrs. Bindu Moul – 7550285926: (Authorised Officer) Mr. -Vignesh – Mobile No: +91 8489827788 (Bank Officer)

Description Of The Immovable Property/ Secured Asset	<p>Item No.1:All that piece and parcel of land in an extent of 5812.5 Sq. ft., comprised in Old T. S. No. 1475/1, New T. S. No. 1475/3, Ward No. A(I), Block No. 38, situated at Trichy Road, Coimbatore Corporation Limit, Coimbatore South Taluk, Coimbatore within the limits of Coimbatore Joint I Sub Registration District and Registration District of Coimbatore and bounded on the North of : T.S. Nos. 1475/12, 18, 21, South of : Property of K.Sharmila & item No.2 – Common Way, East of : T.S.No.1475/2, West of : T.S. No. 1475/6 and 1475/7, In the Midst: East – West on the North : 30.4 Meter, East – West on the South : 30.1 Meter, North – South on the East : 17.8 Meter, North – South on the West : 17.8 Meter, Admeasuring an extent of 0.0540.0 Sq.Mtr = 5812.5 Sq.ft., of Land</p> <p>Item No.2: All that piece and parcel of land in an extent of 1508.5 Sq. ft., (Common half share in 3019 Sq. ft. road) out of 14644 Sq. ft., of land comprised in Old T. S. No. 1475/1, New T. S. No. 1475/3, Ward No. A(I), Block No. 38, situated at Trichy Road, Coimbatore Corporation Limit, Coimbatore South Taluk, Coimbatore within the limits of Coimbatore Joint I Sub Registration District and Registration District of Coimbatore and bounded on the North of : Item No.1 (Property allotted to K. Deepa), South of : East Trichy road, East of : T.S.No. 1475/2, West of : Property of Sharmila; T. S. No. 1475/4, In the Midst: East – West on the North : 7.8 Meter, East – West on the South : 7.8 Meter, North – South on the East :</p>
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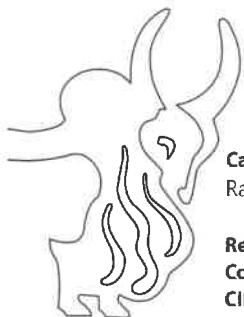


IndusInd Bank

	<p>33.9 Meter, North – South on the West : 35.5 Meter, Admeasuring an extent of 0.0280.0 Sq.mtr 3019 sqft of road in this common half share 1508.5 Sqft.</p> <p>Both items put together an extent of 0.0680 Sq.mtr 7321 sqft of land with building bearing Door No. 1411 thereon & all appurtenances thereto at Trichy Main Road, Combatore - 641018</p>
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For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.indusind.com> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon,122003 Haryana. Support No.: 7291981124,25,26, & Contact Sh. Dharani Krishna: 9948182222 Support e-mail ID: support@bankeauctions.com

This notice of 30 days is being given to all of you in compliance of Rule 8, sub rule 6 of SARFAESI Rules under the SARFAESI Act 2002



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