



Asset Recovery Management Branch(ARMB), 448-A, Dr. Nanjappa Road,
COIMBATORE - 641018,
0422-2231314/345, e-mail: cs4371@pnb.co.in.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 06.02.2026 between 11.00 AM to 4.00 PM

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 06.02.2026 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-Not known

SCHEDULE OF THE SECURED ASSETS

Lot No	Name of the Branch & Account Name & addresses of the Borrower/ Guarantors	Description of the Immovable Properties mortgaged/ owner's Name(mortgagors 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
1	Tirupur (ID 044900) (Now transferred to ARMB, Coimbatore- 437100) M/s Siyarns Fabric India Pvt Ltd Borrowers M/s. Siyarns Fabric India Pvt Ltd, Door No.41, 8th Street, Level-IV, Shristi Mahal, Tatabad, Coimbatore - 641 012. M/s. Siyarns Fabric India Pv 39/93-A, Sakthi Nagar, Koundampalayam, Coimbatore - 641 030. Mr. K. Durairaj, (Director & Mortgagor), 8A, Poolankulam, Kunnathur, Avinashi, Tirupur - 638 103. Mr. V. Guganeswaran, (Director & Mortgagor), 802-B, Meenatchi Nagar, Kanakkampalayam, Tirupur - 641 666.	<u>(Schedule of the property)</u> <u>LOT-1: Property in the name of Mr. V Guganeswaran (PAN BCVPG4438A):</u> Tirupur Registration District, Avinashi Sub Registration District, Tirupur North Taluk, Kanakkampalayam Village, and S.F.No.176/2 (Newly Sub Divided 176/2C2B, 176/2C3B), Total Extent of 0.53 ¼ Acres with the following boundaries:- North of : S.F.No.175 Land, South of: 25 feet East West Road in S.F.No.176/2C2, 176/2C3, East of: North South Road in S.F.No.182, West of : Land belonging to Damodaran. With building constructed thereon, if any and all easementary rights of pathways, cart rights and pathways fully. <u>(AS PER VALUATION DT:28.05.2025, BUILDING IS NOT APPROVED SO NOT CONSIDERED FOR THIS VALUATION)</u> <u>Latitude and Longitude Coordinates:</u> 11.188254 , 77.3610523	A) 16.07.2021 B) A/c- 0449008700333270-Rs. 14,26,08,873.66 as on 31.12.2025 plus further interest/charges w.e.f. 01.01.2026. A/c-044900IL00000684-Rs. 1,21,77,275.00 as on 31.12.2025 plus further interest/charges w.e.f. 01.01.2026. Total amounting to Rs. 15,47,86,148.66 (Rupees Fifteen Crore Forty Seven Lakh Eighty Six Thousand One Hundred Forty Eight and Paise Sixty Six Only) C) 06.12.2021 D) SYMBOLIC	<u>LOT-1:</u> 1) Rs.1,83,33,000/- (Rs. One Crore Eighty Three Lakh Thirty Three Thousand Only) 2) Rs. 18,33,300/- (Rs. Eighteen Lakh Thirty Three Thousand and Three Hundred only) 3) Rs.1,00,000/- (Rs. One Lakh only) <u>DATE & TIME OF e-AUCTION:</u> 06.02.2026, (FRIDAY) 11.00 AM TO 04.00 PM.



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2	<p>LOT-2: Property in the name of Mr.K.Durairaj (PAN No AXRPD5938N)*</p> <p>I)Tirupur Registration District, Kunnathur Sub Registration District, Tirupur District, Uthukuli Taluk within the limit of Kunnathur Town Panchayat, Poolankulam Village, Old R S No.43-B1 and 44, Now in R.F.S .No.103/8 lands measuring 1.475 Hectares at 3.64 acre in this, lands measuring 0.685 hectares or 1.69 acres situated within the following boundaries and measurements;:-</p> <p>To the North of : Schedule "B" lands measuring 0.07 acre owned by K.Selvaraj and Schedule E lands measuring 0.06 acre owned by Ponmani, East -West</p> <p>To the South of : To Itteri in R.S.No.103/6</p> <p>To the East of : Schedule "B" lands measuring 0.07 acre owned by K.Selvaraj and Itteri</p> <p>To the West of Schedule "B" lands measuring 0.07 acre owned by K.Selvaraj and Schedule E lands measuring 0.06 acres owned by Ponmani.</p> <p>Amidst this land measuring 1.69 acre or 0.685 hectares @2.28 of land and right to use layout roads and mamool roads to reach the property and right to 250 feet deep well in it along with building admeasuring - East-West 23 feet and North-South 23 feet thus admeasuring 529 sq ft tiled roofed buildings & another building admeasuring East - West 12 feet both side North-South 23 feet on both sides thus to an extent of 276 sq.ft ACC roofed buildings, super structure,etc. bearing old Door No:9A, New No:8, Assessment No: 1196, 3068, EB service connection No:04-059-001-556,with wirings deposits fittings and all appurtenances regular path way rights and all easements and rights etc.,</p> <p>II) In the same survey field, well lands measuring 0.025 hectares or 0.06 acres situated within the following boundaries.</p> <p>North to : Schedule "B"lands measuring 0.10 acre owned by K.Selvaraj</p> <p>West, South & East: Schedule "B"lands measuring 1.64 acres owned by K.Selvaraj.</p> <p>Admist this, lands measuring 0.06 acres or 0.025 hectares in this common 1/2 share lands measuring 0.015 hectares or 0.03 acres, well,7.5 HP EMP set S C No:134, water connection No:221 of land.</p> <p>Thus the two item total extent of 1.72 acres or 0.700 hectares (as per the latest revenue sub-division the above lands forms part of RS No: 103/8 B, lands measuring 1.440 hectares in Patta No: 146) of land along with regular pathway right and all easements and right</p>	<p>LOT-2:</p> <p>1) Rs.2,87,51,000/- (Rs. Two Crore Eighty Seven Lakh Fifty One Thousand Only)</p> <p>2) Rs.28,75,100/- (Rs. Twenty Eight Lakh Seventy Five Thousand and One Hundred only)</p> <p>3)Rs.1,00,000/- (Rs. One Lakh only)</p> <p>DATE & TIME OF e-AUCTION:</p> <p>06.02.2026, (FRIDAY) 11.00 AM TO 04.00 PM</p>
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	<p>etc. (detail description in Doc:7028/2008) <u>AS PER VALUATION DT:11.11.2025, 1.69</u> <u>ACRE ONLY CONSIDERED FOR</u> <u>VALUATION, BUILDINGS ARE LOOKS OLD AND</u> <u>DAMAGED SO BUILDINGS NOT CONSIDERED</u> <u>FOR THIS VALUATION)</u></p> <p><u>Latitude and Longitude Coordinates:</u></p> <p>11.265340, 77.412810</p> <p>*(The above property also been extended to the loans sanctioned to M/s Landmarc Impex International which is in NPA category)</p>	
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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.

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(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. 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 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: M/s Siyarns Fabric India Pvt Ltd 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.

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-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.**

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.

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://baanknet.com>.

Place: Coimbatore
Date: 13.01.2026

Authorized Officer
Punjab National Bank
Secured Creditor

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

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LOT-1:





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Ettiveerampalayam, Tamil Nadu, India 
59q6+7cm, Washington Nagar, Ettiveerampalayam, Tamil Nadu
641666, India
Lat 11.188334° Long 77.360976°
Wednesday, 14/01/2026 03:29 PM GMT +05:30

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59q6+7cm, Washington Nagar, Ettiveerampalayam, Tamil Nadu
641666, India
Lat 11.188317° Long 77.360995°
Wednesday, 14/01/2026 03:27 PM GMT +05:30



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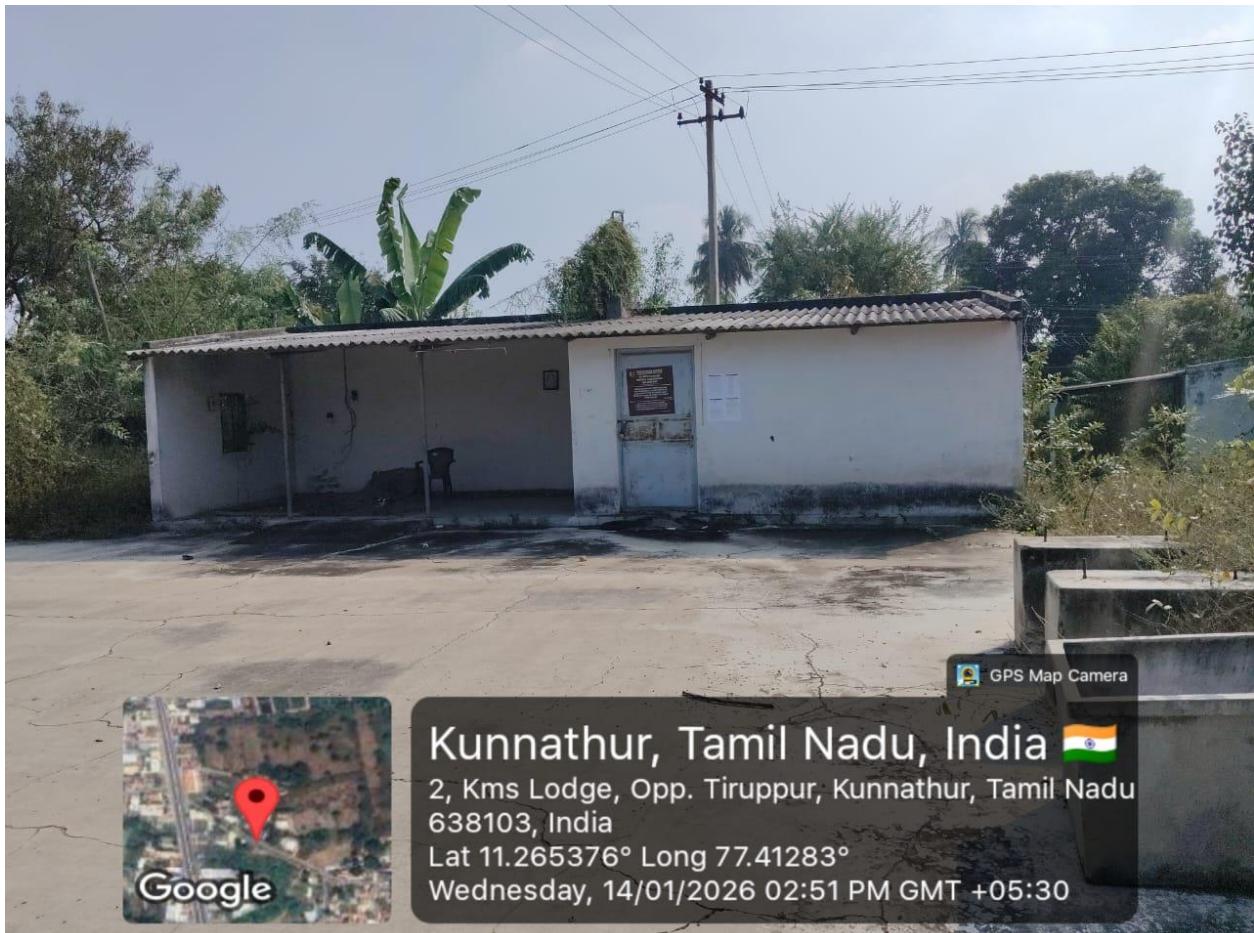
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LOT -2:



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ബംഗ്ലാദേശ് നേരണാല് വാൻകി BANGLABADSH NATIONAL BANK

கடன் மிப்பு நிறுவன கிளை (ARMB), என்.448A, பாஸ்டர் நகுப்பு ரோடு,
கோயம்புத்தூர் - 641 018. போன் : 0422 2231314, 0422-2231345. மின்னால்டர் : cs4371@pnb.co.in

அசையாச் சொத்துக்களின் விற்பனைக்கான விற்பனை அறிவிப்பு
அசையாச் சொத்துக்களின் விற்பனைக்கான மின் எவ்துறிக்கான பொரு அறிவிப்பு : 06.02.2026 கேடி அன்று
(காலை 11.00 மணி முதல் மாலை 4.00 மணி வரை)

முன்வைப்புத் தொகை மற்றும் ஆவணங்கள் சம்பிள்குக் கடை சிற் தேவி மற்றும் தேவு : 06.02.2026 ரேதி அன்றா மாலை 3.00 மணி வரை கடன்டு சொத்துக்கள் பொக்காக்குதல் மற்றும் நிதி சொத்துக்களை மறு செய்ததல் கடன்டு சொத்துக்கள் மினான உரிமை அமலாக்க சுட்டம், 2002, பின்னாய்வுள்ள (அமலாக்கம்) விதிகள் 2002 ன் விதி 9(1) டான் கீழ் அடியைச் சொத்துக்களின் விற்பனைக்கான மின்-ஏல் விற்பனை அறிவிப்பு.

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மின்-ஸ்லக்டிங்கான பிபந்தனை விபாங்கள்

இல்லிப்புவண்ணாலும் பின்னை நலவர் (அழுவாக்க) விடுதிகள் 2002ல் சொல்லப்பட்ட விதிகள் மற்றும் நிபுத்தனாக்குத் தான் கீழ்க் குறிப்பிட்டுள்ள நிபுத்தனாக்குக்குக்கும் உட்பட்டது.

1. சொல்துக்கள் 'என்குள்ளதோ அங்கு', 'என்ன உள்ளதோ அது' மற்றும் 'உள்ளதுகள் வளவுறை' என்ற அடிப்படையில் விருப்பங்கள் செய்யப்படும்.
2. அடிவகையில் குறிப்பிட்டுள்ள பின்னையைச் சொல்தின் விவரங்கள் அழுவாக்கிகளிக்கப்பட்ட அனுவாயங்களுக்கு அறிந்த வகையில் சரியானது, எனினும் அதில் காணப்படும் எந்த ஒரு தகவும் மிகுட்டு மற்றும் திருத்தத்துக்குப் பொறுப்பாக மாட்டார்.
3. விருப்புவண்ணாலும் கீழ்க்கண்ட பொறுப்பாக <https://baanknet.com> இணையத்திலில் உள்ள மின் டெல் பேஸ்டில் 06.02.2026 (வெள்ளிக்கிழமை) காலை 11.00 மணிக்கிழமை 4.00 மணி வளர் நடத்தப்பெறும்.
4. விருப்புவா நொய்க்கால மேற்கொள்கின்கள் மற்றும் நிபுத்தனாக்குக்கு கீழ்க் குறிப்பிட்டுள்ள இணைய தளங்களைக் காணவும்.

<https://baanknet.com> & www.pnbindia.in

அங்கீரிக்கப்பட்ட அதிகாரி
பாதுகாக்கப்பட்ட கடன் வழங்கியவர்
பஞ்சாப் நேர்மால் வங்கி

இடம் : கோயம்புத்தூர்
கேட்வி : 13.01.2026

சுர்பானிச்சட்டம் 2002ன் தீர்ம் விடுதி 9(1)-ன் படியான சட்டப்படில் விருப்பக்கா அறிவிப்பு