



PHOENIX ARC LIMITED
Reg Office : Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai - 400057, Tel : 022- 68492450 | Fax : 022- 67412313,
CIN- U67190MH2007PLC168303 | Email : info@phoenixarc.co.in | Website: www.phoenixarc.co.in

ONLINE E - AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mortgaged and under the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY22-21 (Phoenix) (pursuant to assignment of debt) by Hero Fincorp Limited (HFCL) mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankauctiions.com> as per the details given below.

Name of Borrower/ Co-Borrower/ Guarantors / Mortgagors/Partners
M/s. R P G Traders, Through its Proprietor Mr. T Gopinath Having its office At : 5/90 (5), Andagalur Gate, Andagalur Gate Post, Namakkal, Tamil Nadu - 637214.
Also At: 1/427, SKP Nagar, Andipalayam, Namakkal, Tamil Nadu - 637214.
Mr. Gopinath, R/o: 1/427, SKP Nagar, Andipalayam, Namakkal, Tamil Nadu - 637214.
Mrs. Revathi, R/o: 1/427, SKP Nagar, Andipalayam, Namakkal, Tamil Nadu - 637214.

Details of Assignment
Assignor - Hero Fincorp Limited (Acting in its capacity as a Trustee of Phoenix Trust FY22-21) Date of Assignment: - 30.12.2021

Amount due as per SARFAESI Notice dated **Rs 6,54,08,777.01/- (Rupees Six Crores Fifty-Four Lakhs Eight Thousand Seventy-Seven and Paise One Only)** as on **31.08.2021** together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated **14.09.2021**

Description of Immovable Properties : SF No. 178/2, Presently after subdivision of SF No. 178/2C/4, Sanganni Village, Sanganni Taluk, Sanganni Sub-Registration District, Salem West Registration District, Salem District an Extent of 5.08.0 Hectare was converted into layout in which site bearing no. 65, Measuring 6875 Sq Ft or 638.70 Sq Mtr of land with the following boundaries : **South of - Site no. 66, 67 & 68 Measurements : East West on the Northern Side 132 Ft East West on the Southern Side 143 Ft North South on the Western Side 50 Ft North south On the Eastern Side 48 ½ Ft** Within this an extent of 6875 sq Ft. or 638.79 Sq mtrs of Land with building constructed thereon measuring 2726 ½ Sq Ft. or 253.30 Sq Mtrs of RCC Building and all other Existing Rights Inclusive of Pathway etc. This Property is situated in Gungu Nagar, Old Ward no. 3 & presently ward no. 4

Possession details
In Physical Possession

Date Time of Inspection of Property
On request

Reserve Price
Rs. 70,00,000/- (Rupees Seventy Lakhs Only Only)

Earnest Money Deposit
Rs. 7,00,000/- (Rupees Seven Lakhs Only)

EMD Remittance Details: Bank Account - "PHOENIX TRUST-FY22-21" Account No: **5846242904**; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631

Incremental Value
Rs. 25,000/- (Rupees Twenty Five Thousand Only)

Last date for submission of EMD
03.09.2026 (Thursday) on or before 05:00 pm

Date & Time of E-Auction
04.09.2026 (Friday) 11:00 am to 12:00 pm with unlimited 5 minutes extensions

Link for Tender documents of the property : <https://phoenixarc.co.in?p=6373>

Terms and Conditions of E-Auction

- The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankauctiions.com> M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
- The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankauctiions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
- The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-866682937, Email ID: support@bankauctiions.com; maharashtra@c1india.com
- Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
- The EMD will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.bankauctiions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD as mentioned above. Intending purchasers/ bidders are required to submit EMDs for the property detailed herein above.**
- The prospective/Intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.28 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
- The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
- The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
- The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
- For inspection of the property/its or more information, the prospective bidders may contact **Ms. Anisha Shinde/ Mr. Mahesh Malunjar/ Mr. B. Chandrasekhar and Mrs. Haritha at following email address Anisha.Shinde@phoenixarc.co.in mahesh.m@phoenixarc.co.in b.chandrasekhar@phoenixarc.co.in Haritha.ramamurthy@phoenixarc.co.in (email) or on +91 8878969030/ +91-9920381684/ +91-990609819/ +91 7989564079 (mobile).**
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason there of and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her its favour as per the applicable law.
- The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
- The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
- The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
- The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisements do not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission.
- In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Salem
Date : 18.08.2026

Sd/- Authorised Officer, Phoenix ARC Limited
(Trustee of Phoenix Trust-FY22-21)



PNB Housing Finance Limited
Registered Office : 5th Floor, Antikhushi Bhawan, 22 Kashiba Gandhi Marg, New Delhi-110001, Ph. 011-23357171, 23357172, 23705444. Web : www.pnbhousing.com

APPENDIX -IV-A E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)
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)
Registered Office : 5th Floor, Antikhushi Bhawan, 22 Kashiba Gandhi Marg, New Delhi-110001, Ph. 011-23357171, 23357172, 23705444. Web : www.pnbhousing.com

Chennai Branch: Vaagai Building, 2nd Floor, Sec-1 Ambattur Industrial Estate, 2nd Main Road, Chennai-600058 **Trichy Branch:** New Number 6, Old Number 8, 2nd floor, Shastri road, Srinivasa Puram, Near Mahatma Gandhi School, Thennur, Trichy- 620017. **Coimbatore Branch:** 1112, Raja Plaza, 2nd Floor, Laxmi Mill Junction, Coimbatore- 641037

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged charged to the Secured Creditor, the constructive/physical possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited (Secured Creditor), will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether known or unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s) mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances Court Case (K)
HOU/COI/0225/1358669.NHL/COI/0225/135923, B.O.: Coimbatore, Prabhu J / Mary Jacklineselvi R	Rs. 6177545.81 as on 04-11-2025	Physical Possession	S/ No.386/2 387/1 Priya Nagar, RKV Golden Nagar, Theethipalayam village, Coimbatore, Tamil Nadu-641110, India.	Rs. 5628000	Rs. 562800	15-09-26	Rs. 20,000/-	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/THNI/0824/1292482, B.O.: Chennai, Senthil R / Gayathri S	Rs. 4773204.40 as on 04-11-2025	Physical Possession	S No 329/6 329/6A, S No 329/6B, Patna No 1873, Seelapakkottai Road, Chinmananur, Theni, Tamil Nadu-625515, Theni, India.	Rs. 4200000	Rs. 420000	15-09-26	Rs. 10,000/-	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
NHL/TRHY/0524/1262151.HOU /TRHY/0524/1261858, B.O.: Trichy, Karthikeyan J / Preethi Shanmugasundaram	Rs. 9021828.26 as on 06-02-2025	Physical Possession	Ts No 8/1, New Ts No 8/5, Block No.44, New Ward I Plot No.10 Malligaipuram Thottam Sengunam Village, Trichy Jolith I, Sri Trichy West Taluk And Town, Trichy Registration, Trichy Taluk, Trichy District, Tiruchirappalli, TN-620001.	Rs. 9306000	Rs. 930600	28-09-26	Rs. 20,000/-	02-09-26 11AM to 05PM	29-09-26 02PM to 03PM	Unknown
HOU/CHE/0918/579876, B.O.: Chennai, Jude Edwards / Ignatius Edwards	Rs. 9438937.62 as on 13-10-2025	Physical Possession	Plot No 37 Hindustan Motors Nagar, Pudukkottai Road, Chinmananur, Chennai, Tamil Nadu-600053, Chennai, India.	Rs. 7642000	Rs. 764200	28-09-26	Rs. 20,000/-	02-09-26 05PM to 03PM	29-09-26 11AM to 02PM	Unknown

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/ secured assets except what is disclosed in the column no-K. Further such encumbrances/ claims to be catered/ read by the successful purchaser/bidder at his/her end. The prospective purchasers/ bidders are requested to independently ascertain the veracity of the mentioned encumbrances/ claims. As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling alienating and/or disposing of the above immovable properties/ secured assets. 2. The prospective purchaser/ bidder and the secured creditor may independently like the respective parties in the proceedings/ orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/ bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. 3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/ secured asset shall be resold. 4. For **Forfeiture** of the EMD, the secured creditor may be assisting the Authorized Officer in conducting sale through an e-Auction having its Head of ce at 605A, 6TH Floor, Matirivanam, Hyderabad-500038. Website - info@bankauctiions.in. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query, you have to co-ordinate with EngelsDurgesh@JothikannanShrinicharan, Contact Number : 944078727/94294015/1684048/742497389. Sd/- is authorized person of PNBHFL or refer to www.pnbhousing.com

Place: Tamil Nadu, Dated: 26.08.2026

Authorized Officer, M/s PNB Housing Finance Limited

PUBLIC ANNOUNCEMENT
(Under Regulation 12 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)
FOR THE ATTENTION OF THE STAKEHOLDERS OF SPLENDID METAL PRODUCTS LIMITED
(now known as THALAIVAR STEELS LIMITED)

Sl. No.	PARTICULARS	DETAILS
1.	Name of the corporate debtor	Splendid Metal Products Limited (now known as Thalaivar Steels Limited)
2.	Date of incorporation of corporate debtor	02.05.1988
3.	Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Hyderabad, Telangana (incorporated under the Companies Act, 1956)
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U28120TG1988PLC008610
5.	Address of the registered office and principal office (if any) of corporate debtor	Registered Office and Principal Office: Admin Building, East Wing, Sy. No. 197, 198(P), 207(P) & 251(P), Shernigalla Village, Bhootpur Mandal, Mahabubnagar District, Telangana- 509 382
6.	Date of closure of Insolvency Resolution Process	08.04.2021 (date of the Order of the Hon'ble NCLT, Hyderabad Bench approving the Resolution Plan in IA No. 381 of 2020)
7.	Liquidation commencement date of corporate debtor	21.08.2026 (copy of the Order received on 24.08.2026)
8.	Name and registration number of the insolvency professional acting as liquidator	CS Dr. Ahalada Rao Vummmenthala IBBI Regn. No.: IBBI/PA-002/1P-N00074/2017-2018/10172
9.	Address and e-mail of the liquidator, as registered with the Board	Flat No. 113, Block-B, Sri Datta Sai Commercial Complex Opp.Saphagni Theatre, R.T.C. X Roads adjacent to Metro Pillar No.1096/1097, besides Tapadia Diagnostic Centre, Hyderabad, Telangana - 500 020 E-mail: smpl.resolution@gmail.com / rp.ahaladarao@gmail.com Land Line: 040-27623101
10.	Address and e-mail to be used for correspondence with the liquidator	Flat No. 113, Block-B, Sri Datta Sai Commercial Complex, Opp.Saphagni Theatre, R.T.C. X Roads adjacent to Metro Pillar No.1096/1097, besides Tapadia Diagnostic Centre, Hyderabad, Telangana - 500 020 E-mail: smpl.resolution@gmail.com / rp.ahaladarao@gmail.com
11.	Address where the Books of Accounts of the company are maintained	NO. 54/111, Udhuman Law House, Room No. 4, 1st Floor, Armenian Street, Chennai G.P.O., Chennai, Chennai, Tamil Nadu, India, 600001
12.	Last date for submission of claims	07.09.2026

Notice is hereby given that the Hon'ble National Company Law Tribunal, Hyderabad Bench-II, has by its Order dated 21.08.2026 passed in IA (IBC) (Liq.) No. 08 of 2025 in CP (IB) No. 6667/HDB/2018, a certified copy whereof was received by the Liquidator on 24.08.2026, ordered the commencement of liquidation of M/s. Splendid Metal Products Limited (now known as M/s. Thalaivar Steels Limited) under Section 33 of the Insolvency and Bankruptcy Code, 2016, and has appointed CS Dr. Ahalada Rao Vummmenthala as the Liquidator of the Corporate Debtor. The liquidation commencement date is 21.08.2026.

The stakeholders of M/s. Splendid Metal Products Limited (now known as M/s. Thalaivar Steels Limited) are hereby called upon to submit their claims on or before 07.09.2026, being fourteen days from the date of Liquidation commencement (except of the copy of the Order).

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit their claims with proof in person, by post or by electronic means.

A secured creditor is required to inform the Liquidator of its decision to relinquish its security interest in the liquidation estate, or to realise its security interest, on or before 07.09.2026, in such format as notified by the Board. Where a secured creditor does not intimate its decision within the said period, the assets covered under the security interest shall be deemed to be relinquished to the liquidation estate.

Submission of false or misleading proof of claims shall attract penalties.

Sd/-
CS Dr. Ahalada Rao Vummmenthala
Liquidator - Splendid Metal Products Limited
(now known as Thalaivar Steels Limited)
IBBI Regn. No.: IBBI/PA-002/1P-N00074/2017-2018/10172
AFA valid from 27.11.2025 to 31.12.2026
E-mail: rp.ahaladarao@gmail.com / Land Line: 040-27623101
Date : 25.08.2026, Place : Hyderabad

"IMPORTANT"

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AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See provision to rule 8(6)] 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) (Who has availed the credit facility from **Fincare Small Finance Bank Ltd** which has now amalgamated with and into **AU Small Finance Bank Ltd, w.e.f. 01st April 2024**) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**, the same shall be referred herein after as **AUSFB**. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c No. / Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date Of Possession	Reserve Price For Property	Earnest Money For Property	Date & Time Of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person and Property Visit Date
(Loan A/c No.) L236300000337960 Manmadhan Mani (Borrower), Sivaranjani Manmadhan (Co-Borrower)	21-Jan-25 Rs. 1,96,436/- Rs. One Lac Ninety-three Thousand Four Hundred Thirty-Six Only as on 16-Jan-25	11-Dec-25	Rs. 6,80,000/- Rs. Six Lac Eighty Thousand Only	Rs. 68,000/- Rs. Sixty-Eight Thousand Only.	07-Oct-26 2:00 PM to 4:00 PM with unlimited extension of 5 minutes	On or Before 05-Oct-26	Au Small Finance Bank Ltd., Branch Address : - A7, 8, 1st Floor, No 36, Periyakulam - Cumbum Rd, Thenkarai, Theni, Tamil Nadu 625601	Aravindh kumar M 9500283014 Bhanu Pratap Singh 9358002663 bhanu.singh3 @aubank.in 30-Sep-26

Description of Property: All that piece and parcel of House site & House had an extent of 342 sq.ft., comprised in New Natham Survey No. 125 (Old Natham Survey No.96/8) in Manaiyari Patna No.627 is situated at East Street, Ward No. 1, Appapatti @ Alagapuri Panchayat & Village, Chinmanapur Sub Registrar office, Uthamapalayam Taluk, Periyakulam Registration District, Theni District and bounded on the within the above said boundaries, admeasuring East West on north side by 14 feet & on south side by 14 feet and South North on both sides by 24 feet each and all in total 342 sq.ft., of Plot together with all Buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary 1 customary rights annexed thereto. **Admeasuring:-342 Sq.ft**

(Loan A/c No.)	16-Aug-24	18-May-26	Rs.	Rs.	07-Oct-26	On or Before	Au Small Finance Bank Ltd., Branch Address : -	Muthukumar Alangaraj
L226600000396834 Malathi Murugaiya (Borrower), Murugaiya Chinnaarasu (Co-Borrower)	Rs. 6,10,725/- Rs. Six Lac Ten Thousand Seven Hundred Twenty-Five Only. as on 13-Aug-24	Rs. 5,80,000/- Rs. Five Lac Eighty Thousand Only	Rs. 58,000/- Rs. Fifty-Eight Thousand Only.	Rs. 5,80,000/- Rs. Five Lac Eighty Thousand Only.	07-Oct-26 2:00 PM to 4:00 PM with unlimited extension of 5 minutes	On or Before 05-Oct-26	Au Small Finance Bank Ltd., Branch Address : - 1st Floor, 5520, S 4th St, Marthandapuram, Pudukkottai, Tamil Nadu 622001	9944068744 Bhanu Pratap Singh 9358002663 bhanu.singh3 @aubank.in 30-Sep-26

Description of Property: Pudukkottai Registration District Kulathur Sub Registration District Pudukkottai District Kulathur Taluk Kilukottai Village Survey No. 82/26 measuring an extent of Punjai Hec. 0.26 5 Equivalent to 65 cents in which Eastern side Hec. 0.01.15 equivalent to 2 3/4 cents of land with building and lies within the following four boundaries. Within these punjai Hec. 0.01.15 equivalent to 2 3/4 cents of land with building. **Admeasuring:-119 Sq.yard**

(Loan A/c No.)	29-Mar-25	12-Jun-26	Rs.	Rs.	07-Oct-26	On or Before	Au Small Finance Bank Ltd., Branch Address : -	Rajaraja cholan N
L226600001139372 Thirunavukkarasu Chinnaithambi (Borrower), Aranganayagi Muthu (Co-Borrower)	Rs. 5,17,491/- Rs. Five Lac Seventeen Thousand Four Hundred Ninety-One Only as on 26-Mar-25	Rs. 17,40,000/- Rs. Seventeen Lac Forty Thousand Only	Rs. 1,74,000/- Rs. One Lac Seventy-Four Thousand Only.	Rs. 1,74,000/- Rs. One Lac Seventy-Four Thousand Only.	07-Oct-26 2:00 PM to 4:00 PM with unlimited extension of 5 minutes	On or Before 05-Oct-26	Au Small Finance Bank Ltd., Branch Address : - 1st Floor, 5520, S 4th St, Marthandapuram, Pudukkottai, Tamil Nadu 622001	9626717757 Bhanu Pratap Singh 9358002663 bhanu.singh3 @aubank.in 30-Sep-26

Description of Property: All that piece and parcel of the immovable Property bearing Situate in Pudukkottai Revenue & Registration District, Gandharavakkottai Sub- Registry, Nodiyur Vattam and Village in Patna No. 1231 in S.No. 363/2C-0.05.00 Area 12 cents *5380 sq ft area site and RCC Building.The said property lying within Nodiyur panchayat and Gandharavakkottai panchayat union limit. **Admeasuring:-5380 Sq.ft**

(Loan A/c No.)	11-Feb-26	20-Jun-26	Rs.	Rs.	07-Oct-26	On or Before	Au Small Finance Bank Ltd., Branch Address : -	Rajaraja cholan N
L236600000471692 Periyaiya (Borrower) Rahini(Co-Borrower)	Rs. 8,68,796/- Rs. Eight Lac Sixty-Eight Thousand Seven Hundred Ninety-Six Only as 10-Feb-26	Rs. 20,90,000/- Rs. Twenty Lac Ninety Thousand Only	Rs. 2,09,000/- Rs. Two Lac Nine Thousand Only.	Rs. 2,09,000/- Rs. Two Lac Nine Thousand Only.	07-Oct-26 2:00 PM to 4:00 PM with unlimited extension of 5 minutes	On or Before 05-Oct-26	Au Small Finance Bank Ltd., Branch Address : - 1st Floor, 5520, S 4th St, Marthandapuram, Pudukkottai, Tamil Nadu 622001	9626717757 Bhanu Pratap Singh 9358002663 bhanu.singh3 @aubank.in 30-Sep-26

Description of Property: Property bearing situate in Pudukkottai Revenue and Registration District, Kulathur Taluk, Minnathur Vattam and Village, in Patna No.344, in S.No.502/6-0.03.50 area = 865 cents = 3766 sq.ft site . The said property lying within Minnathur Panchayat and Kunrandarkovil Panchayat Union Limit. **Admeasuring:-3766 Sq.ft**

The terms and conditions of e-auction sale:-

- The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.
- For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921021121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhapura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in
- All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail at auctions@aubank.in

Please Note: This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender/ inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date : 25/08/2026
Place : Tamil Nadu

Authorised Officer
AU Small