

E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

Under SARFAESI Act, 2002, r/w Rule 8(6) & 9 of Security Interest
(Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property/ies mortgaged to the Secured creditor, the possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on "AS IS WHERE IS" "AS IS WHAT IS CONDITION" on 24/09/2025 for recovery Rs. 67,90,911/- (Rupees Sixty Seven Lakhs Ninety Thousand Nine Hundred and Eleven Only) as on 30/01/2024 with further interest from 31/01/2024 due to Equitas Small Finance Bank Ltd., from.

1. MR. S. MUTHUSELVAM

S/o. Mr. Sampath
No.38, Kothanar West Street,
Ramanathapuram - 623501.
Tamilnadu

Also at:

Dhanyasree Enterprises.
No.38, Kothanar West Street,
Ramanathapuram - 623501.
Tamilnadu

2. MRS. N. CHITRADEVI

W/o. Mr. S. Muthuselvam
No.38, Kothanar West Street,
Ramanathapuram - 623501.
Tamilnadu.

Possession Status	Physical Possession
Reserve Price	Rs.99,55,000/- (Rupees Ninety Nine Lakhs and Fifty Five Thousand Only).
Earnest Money Deposit	Rs.9,95,500/- (Rupees Nine Lakhs Ninety Five Thousand and Five Hundred Only).
Multiplier Amount	Rs.10,000/- (to improve the bid offer).
Date & Time of Inspection	25/08/2025 to 19/09/2025 - 10.00 AM to 04.00 PM. (Contact No: 1.Mr. Aji Kumar. K- +91 9629022968 2.Mr. Vaishnav Raj .V-+91 94422373142 3. Mr. Sathishkumar S - +91 9940286237).

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BEYOND BANKING

When you bank with us, you contribute towards a better society.

Equitas Small Finance Bank Limited
(Previously known as Equitas Finance Limited)

4235715

4th Floor, Phase II, Spencer Plaza, No.769, Mount Road, Anna Salai, Chennai, Tamil Nadu, India - 600 002

T: +91 44 4299 5000 | F: +91 44 4299 5050 | corporate@equitas.in | www.equitasbank.com | Toll Free: 1800 103 1222 | CIN No: L65191TN1993PLC025280

Last Date & Time for Submission of EMD along with requisite documents	23/09/2025 - 1 PM
Date & Time of E-Auction Sale	24/09/2025 - 02.00 PM to 03.00 PM
E-Auction Portal Name	https://www.bankeauctions.com
Communication Address	The Authorised Officer (AHF - LEGAL), Equitas Small Finance Bank Ltd., 4 th Floor, PHASE - II, No.769, Spencer Plaza, Anna Salai, Chennai - 600 002.
List of Known Encumbrances & Litigations	S.A.397/2025 filed by Mr.S.Muthuselvam - Vs - ESFB, Chennai and pending before the Hon'ble DRT, Madurai.

SCHEDULE OF SECURED ASSETS

SCHEDULE - I

As per Partition Deed Doc. No. 272/2006

Survey No.	T.S.No-24, Ward-B, Block-4 GRS. 325/ 394
As per Revenue Record	T.S.No-24, Ward-B, Block-4
Total Extent	910 Sq.Ft
Door No as per property Tax	38
Location, Name of The Place, Village, City, Registration, Sub- District etc.	Ramanathapuram Town, Ramanathapuram Taluk, Ramanathapuram Regd District, Ramanathapuram Joint I SRO, Kothanar West Street

Bounded by:

North By - East West common pathway, Nagalakshmi House
 South By - Elangovan Vacant Land, House
 East By - Elangovan Vacant Land, Vennilam
 West By - Arumugam Land

Admeasuring:

North-East West with 51.25 ft, South-East-West with 51.25 ft, West-South North with 17.45 ft, East South-North with 17.45 ft with all easement rights and pathway.

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4th Floor, Phase II, Spencer Plaza, No.769, Mount Road, Anna Salai, Chennai, Tamil Nadu, India - 600 002

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SCHEDULE - II**As per Sale Deed Doc. No. 642/2022**

Survey No.	T.S.No-25, 28,29, 30, 31, Ward-B, Block-4 GRS. 325/ 394, GRS. 325/ 397, GRS. 325/ 398
As per Revenue Record	T.S.No-25, 28,29, 30, 31, Ward-B, Block-4
Total Extent	855 + 855 + 180 + 931.5 = 2821.50 Sq.Ft
Location, Name of The Place, Village, City, Registration, Sub-District etc.	Ramanathapuram Town, Ramanathapuram Taluk, Ramanathapuram Regd District, Ramanathapuram Joint ISRO, Kothanar West Street.

Item 1 :

Boundaries for 855 Sq.ft of Land

North By - Gopal, Sampath House

South By - Thiraviyam Part Land

East By - 4 Feet Wide South North Common Lane Path

West By - 2nd Item

Admeasuring:

North-East West with 45 ft, South-East West with 45 ft, West-South North with 19 ft, East-South North with 19 ft with all easement rights and pathway.

Item 2 :

Boundaries for 855 Sq.ft of Land

North By - 3 Feet Wide East West Common Lane Path, Easwaramoorthy & Gopal House

South By - Thiraviyam Part Land

East By - 4ft wide South North Common Path & 1st Item

West By - South North Road

Admeasuring:

North-East West with 45 ft, South-East West with 45 ft, West-South North with 19 ft, East-South North with 19 ft with all easement rights and pathway.

Item 3:

Boundries for 180 Sq.ft of Land

North By - 3 Feet Wide East West Common Lane Path, Muniasamy devar and Other House

South By - Krishnamoorthy, Sivagnanam House

East By - Elangovan Land

West By - Muniasamy devar & Thiraviyam Vacant Land

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Admeasuring:

North-East West with 9 ft, South-East West with 9 ft, West-South North with 20 ft, East-South North with 20 ft with all easement rights and pathway.

Item 4:

Boundaries for 1400 Sq.ft

North By - Saravanasakkaravathi, Nallamuthu and Others Common East West 46Ft,
South North 19ft Land

South By - Elangovan House, Land

East By - East West 6ft wide Common path

West By - Gopal & Sampath Land

Admeasuring:

North East-West with 46 ft, South-East West with 44 ft, West-South North with 30 ½ ft, East-South North with 31 ½ ft with all easement rights and pathway.

(Originally the vendors derived 931.50 Sq.Ft only through parental and title documents. Nevertheless, the doc.No.642/2022 is conveying the extend of 1400 Sq.Ft in favor of the mortgager in respect of Item No. 4 mentioned above)

Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/ mamool rights annexed thereto.

TERMS & CONDITIONS:

The interested buyers are advised to go through bank's website www.equitasbank.com for detailed terms and conditions. The present notice is also uploaded on the Bank's official website at www.equitasbank.com/notices.

1. The auction sale will be 'On line E-Auction' Bidding through website <https://www.bankeauctions.com>.



2. Bidders are advised to go through the website <https://www.bankeauctions.com> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.
3. Intending bidders, please contact our Authorised Person of M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 / 25 / 26 Mobile no. +91-7418281709 and e-mail ID's tn@c1india.com & support@bankeauctions.com.
4. Prospective bidders may avail online training on e-auction from our Authorised e-Auction Service Provider, M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 / 25 / 26 Mobile no. +91-7418281709 and e-mail ID's tn@c1india.com & support@bankeauctions.com.
5. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
6. Earnest Money Deposit (EMD) shall be deposited in favour of Equitas Small Finance Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. 200000807725, Equitas Small Finance Bank Ltd, T. Nagar branch, Bhaggyam Galleria, New No. 18, Bazulla Road, T. Nagar, Chennai - 600 017, IFSC Code: ESFB0001001, before submitting the bids online on or before as mentioned in the above table.
7. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Equitas Small Finance Bank Ltd, No. 769, IV Floor, Phase II, Spencer Plaza, Anna Salai, Chennai - 600 002, **on or before** as mentioned in the above table. The interested buyer/s may contact the Authorized Officer in the above said address.
8. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs.10,000/- (Rupees Ten Thousand only).
9. The properties are being sold with all the existing and future encumbrances, whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any manner whatsoever for any third party claims/rights/dues. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor on a later date.

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4th Floor, Phase II, Spencer Plaza, No.769, Mount Road, Anna Salai, Chennai, Tamil Nadu, India - 600 002

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10. If any participant/bidder intends to bid for more than 1 property under sale proceedings/auction. Then, the participant/bidder has to submit a separate bid for each of the properties by following the process as mentioned above. The bid amount submitted shall be above the Reserve Price.
11. In case of more than 1 bid, the highest amount mentioned bid will be accepted.
12. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the sale proceedings on the same day or next working day of the sale in the same mode as stipulated in above.
13. On failure to make the payment of above said 25% including EMD amount already remitted, the bank will be entitled and reserve its right to deduct 50% of the EMD amount remitted along with bid form.
14. The balance of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, the bank is at liberty to forfeit the amount deposited by the successful bidder without any notice.
15. The EMD of the unsuccessful participants/bidders will be returned within 10 working days from the closure of the sale proceedings without any interest.
16. The sale is subject to confirmation of the Bank. If the borrowers/co-borrowers/guarantor pay the amount due to the bank in full before date of sale, no sale will be conducted.
17. The property is sold in "as is where is basis and as is what is condition" and the intending participants/bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the tender/bid.



18. The property particulars 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.
19. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and The Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
22. Neither the Bank nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

SALE NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

(Under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002).

Notice is hereby given to you that the date fixed for sale of the properties and will be sold under SARFAESI Act, 2002. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Chennai

Date : 18/08/2025.

For Equitas Small Finance Bank Ltd.,

Authorised Officer.

