The South Indian Bank Ltd,
Regional Office-Madurai
First Floor YMCA Building,
Oppo Astoria Hotels,
70 feet Road,
Ellis Nagar, Madurai,
Tamil Nadu. Pin : 625016.
Ro1015@sib.co.in,
Ph : 0452-2300205

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

Ref: RO/SAR/SN/44/2025-26 Date: 12.01.2026

E - AUCTION SALE NOTICE

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 13.03.2023, calling upon 1)Mr.Immam Ahammed Hussain S. (Proprietor of M/s.Siraj Milk Agency) No.2/1, M K Complex, Batlagundu Road, Begampur, Dindigul, Tamilnadu-624002. Also at: Door. No:85, Jinna Nagar, Madurai Road, Begampur, Dindigul, Tamilnadu-624002 as borrower and 2)Mrs.Kousiya I, No:85, Jinna Nagar, Madurai Road, Begampur, Dindigul, Tamilnadu-624002, Also at: No.2/1, M K Complex, Batlagundu Road, Begampur, Dindigul, Tamilnadu-624002 as guarantor under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken physical possession of the immovable property/ies, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the borrower/guarantor have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the immovable property/ies mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.80,94,529.99 (Rupees Eighty Lakh Ninety Four Thousand Five Hundred Twenty Nine and Ninety Nine Only) as on 11.01.2026, with future interest, costs and expenses etc. thereon in the account/s of M/s.Siraj Milk Agency with Dindigul Branch of the Bank, subject to the following terms and conditions: -

Name of Property Owner	Item No.:1-Mrs.Kousiya I. Item No.:2-Mr Immam Ahammed Hussain S
Description of property	**Item No.:1** All that part and parcel of land admeasuring 62 Cents along with all other constructions, improvements,right to use pathway and cart-track,other easementary rights existing and appurtenant thereon situated under S.No82/1,Re.S.No.82/1B3 of Pillayarnatham Village,Athoor Taluk,Dindigul District and owned by Mrs Kousiya I,more fully described in Registered Gift Settlement Deed No.4175/2019 dated 22.08.2019 of Sub Registrar Office Nagal Nayackkenpatti and bounded on, North : Property Measuring 58.5 Cents Out of 259 Cents in S.No.82/1 East: Property in S.No.82/A South: Property in S.No.83 & 83/3 West: : North-South Cart Track

For The South Indian Bank Ltd.,
Authorised Officer

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	Item No.:2 All that part and parcel of Plot Nos.5,6,11 and 12 admeasuring 4800 Sq.Ft[1200 Sq.Ft+1200 Sq.Ft+1200 Sq.Ft+1200 Sq.Ft] along with all other constructions, improvements, right to use pathway and cart-track,other easementary rights existing and appurtenant thereon situated under S.No.1277/10B of Padiyoor Village, Vedasandur Taluk,Dindigul District and owned by Mr Immam Ahammed Hussain S,more fully described in Registered Sale Deed No.5095/2018 dated 24.12.2018 of Sub Registarar Office Vadamadurai and bounded on , Boundaries For Plot No.5 admeasuring 1200 Sq.Ft, North : Plot No.12 East: Plot No.6 South: 20 Feet Wide East-West Common Pathway West: : Property in S.No.1277/9D Boundaries For Plot No.6 admeasuring 1200 Sq.Ft, North : Plot No.11 East: Plot No.7 South: 20 Feet Wide East-West Common Pathway West: : Plot No.5 Boundaries For Plot No.11 admeasuring 1200 Sq.Ft, North : 20 Feet Wide East-West Common Pathway East: Plot No.10 South: Plot No.6. West: : Plot No.12 Boundaries For Plot No.12 admeasuring 1200 Sq.Ft, North : 20 Feet Wide East-West Common Pathway East: Plot No.11 South: Plot No.5. West: : Property in S.No.1277/9D
Nature of possession	Item No.1:Physical Item No.2:Physical
Reserve Price	Item No.1: Rs.32,54,580/- (Rupees Thirty Two Lakh Fifty Four Thousand Five Hundred and Eighty Only) Item No.2: Rs.15,12,000/- (Rupees Fifteen Lakh Twelve Thousand Only)
Earnest Money Deposit (EMD)	Item No.1:Rs.3,25,458/- (Rupees Three Lakh Twenty Five Thousand Four Hundred Fifty Eight Only) Item No.2:Rs.1,51,200/- (Rupees One Lakh Fifty One Thousand Two Hundred Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Madurai or through RTGS to

For The South Indian Bank Ltd.,

Authorised Officer

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala
Head Office: S.I.B House, T.B Road, P.B No: 28, Thrissur - 680001, Kerala
(Tel) 0487-2420 020, (Fax) 91 487-244 2021 e-mail : sibcorporate@sib.co.in,
CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
www.southindianbank.com

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	Account No:0044073000002184 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Madurai Main (IFSC Code: SIBL0000044)
Last date and time for submission of Bid along with EMD	on or before 05.02.2026 by 04.00PM
Property Inspection	From 11.00AM to 04.00PM on working days with prior appointment
Bid incremental amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Date and time of E-auction	06.02.2026 from 02.00PM to 03.00PM (with 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s.4 Closure, Contact Person Mr.Arun Raj S. (Mobile No:8142000735) Email Id: info@bankauctions.in & tnkl@bankauctions.in Website : https://bankauctions.in.

TERMS AND CONDITIONS OF SALE

1) The secured asset will be sold by e-auction through Bank's approved service provider i.e. M/s.4 Closure who are assisting the Authorised Officer in conducting the online auction.
2) The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Madurai at the address mentioned above or through RTGS to Account No: 0044073000002184 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Madurai Main (IFSC Code: SIBL0000044) latest by 05.02.2026 by 04.00 PM. / on or before 05.02.2026.
3) The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website https://bankauctions.in along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
4) In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
5) Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
6) Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
7) Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.
8) After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
9) Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher.

For The South Indian Bank Ltd.,

Authorised Officer

10) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
11) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
12) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
13) The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
14) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
15) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
16) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
17) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
18) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.
19) The property will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition and the Bank is not responsible for title, condition or any other fact affecting the property.
20) It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the" E-auction" and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
21) The Successful bidder shall pay 25 % (including EMD of 10%) of the bid amount immediately on the same day or not later than next working day, as the case may be, on confirmation of Sale in his/her favour. Balance 75% of bid amount shall be paid to the Authorised Officer within 15 days of the sale, failing which the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized officer and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
22) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.
23) The successful bidder should pay all the existing dues etc., to the Government/ Local Authorities and bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
24) The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete or any other reasons whatsoever.

For The South Indian Bank Ltd.,

Authorised Officer

The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala
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(Tel) 0487-2420 020, (Fax) 91 487-244 2021 e-mail : sibcorporate@sib.co.in,
CIN : L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
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25) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
26) The successful bidder shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
27) Bidder shall ensure payment of TDS on sale in compliance with provision of Income Tax Act as applicable and necessary proof of the same to be submitted to Authorised Officer before issuance of Sale Certificate.
28) The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
29) The Authorised Officer has obtained EC/ search report regarding the property from 30.03.2022 to 31.07.2024 (for Item No.1) & from 19.02.2019 to 04.07.2024 (for Item No.2) and it contains no encumbrance.
30) For any further information and for inspection of property, the intended bidders may contact the Authorised Officer or The South Indian Bank Ltd., Branch Dindigul during working hours or may contact mobile No:9894647220/9025256908/8056531536 at the South Indian Bank Ltd, Regional Office, Madurai.

For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com and https://bankauctions.in.

For The South Indian Bank Ltd.,

Authorised Officer

Date: Madurai
Place: 12.01.2026

AUTHORISED OFFICER
(Chief Manager)