Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated 13.11.2026

1	Name and Address of the secured creditor	DHANLAXMI BANK LIMITED, Salem Branch No.270- Bharathi Street, Swarnapuri Salem-636004, Ph: 044-2441003 Regional Office: Chennai, Corporate Office: Thrissur
2	Name and Address of the borrower(s)	**1. M/s. Padmanaban construction** Proprietor: Mr. Padmanaban .G D.No : 47/21A- Moongapadi Street, Gugai, Salem- 636006
3	Name and Address of the guarantor(s)	1. **Mr. Padmanaban. G** S/o Govindasamy D.No : 47/21A- Moongapadi Street, Gugai, Salem- 636006 **2. Mrs.Lalitha . P** W/o. Mr. Padmanaban .G D.No : 47/21A- Moongapadi Street, Gugai, Salem- 636006
4	Complete description of the Secured Asset/s to be sold	**Item No:1** All that piece and parcel of vacant land in at Old SY.No: 165/1 New SY.No: 165/1E, Patta No:1554, measuring 42.50 cents at Namakkal Registration District, Rasipuram sub Registration District, Kakkaveri village, Rasipuram Taluk. **Boundaries:1** North : 20 ft wide East – West Road South : Varudaraj Property East : Flori & Ebenezar Remaining Property West : Below mentioned item No:2 Property **Item No:2** All that piece and parcel of vacant land in at Old SY.No: 165/1 New SY.No: 165/1G, Patta No:1466, measuring 7.50 cents at Namakkal Registration District, Rasipuram sub Registration District, Kakkaveri village, Rasipuram Taluk. **Boundaries .2** South : Sy.No.165/2 lands of Varudaraj North : 20 ft wide East West Road West : Paul Edward Christian Property East : 42.50 cents in Sy.No.165/1E (1st item property) The total land admeasuring 42.50+7.50=50.00 cents and right of way in all common pathways and layout roads and all other appurtenances attached thereto.

5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	No Encumbrances known to the Bank.
6	Total secured debt for recovery of which the property is to be sold	**Rs. 30,46,537.08** (Rupees Thirty Lakhs Forty Six Thousand Five Hundred and Thirty Seven and Eight Paise Only) as on 31.10.2026 plus interest thereon from 01.11.2026 with monthly rests together with costs and expenses incurred thereon till realization.
7	Date and time of auction	**On 07.12.2026 through Online Electronic Bidding (E auction)** (with auto extension clause in case of bid in last 5 minutes before closing) from 11 am to 5 pm
8	Reserve Price of the immovable secured asset	Rs. 76,20,000/- (Rupees Seventy Six Lakhs and Twenty Thousand only)
9	Earnest Money Deposit (EMD) payable	Rs. 7,62,000/- (Rupees Seven Lakhs and sixty Two Thousand only).
10	Last date of submission of bids and EMD	**05.12.2026 before 5 pm**
11	Mode of payment of amounts	Through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Salem Branch, A/c No 010717700000014, IFSC Code DLXB0000107.
12	Mode of auction	E-Auction
13	Portal of E-auction	https://bankauctions.in
14	Details of the auction service provider (with phone no., e- mail id etc.)	E- auction from M/s 4Closure (Vendor), Contact person (i) T.Jaya Prakash Reddy, Manager- Operations Contact No. 8142000064 Email id: prakash@bankauctions.in

Other terms and Conditions of sale

a) The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.

b) The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.

c) Auction / bidding shall be only through "**Online Electronic Bidding''** through the website https://bankauctions.in Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.

d. The intending bidders/tenderers should register their names at portal https://bankauctions.in/ and get their User ID and password free of cost. Also prospective bidders/tenderers may avail online training on E- auction from M/s 4Closure (Vendor), Contact persons Mr. Prakash/S. Arun Raj, Mob No+91 8142000064/8142000735 Email id: info@bankauctions.in

e. The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above-mentioned website of service provider, i.e., **M/s 4Closure.**

f. The aforesaid secured assets will not be sold below the Reserve price.

g. The intending bidders/Tenderers are required to pay earnest money deposit (EMD) of Rs.7,62,000/- (Rupees Seven Lakhs and Sixty Two Thousand only)equivalent to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd., Salem Branch**,** payable at Salem OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Salem Branch, A/c No: 010717700000014, IFSC Code DLXB0000107. The intending bidders/Tenderers shall submit/send their Bids /Tenders along with either the Demand Draft / pay order or payment receipt / transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd., Chennai Regional Office so as to reach us on or before **05.12.2026 before 5 p.m.**

h. EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.

i. Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before **05.12.2026 , before ,5 pm**. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification.

j. Bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.

k. After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider M/s **4Closure** so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.

l. Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.

m. No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.

n. The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance

of the bid by the secured creditor.

o. Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for both the properties together published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of **Rs.10,000/- (Rupees Ten Thousand Only)**. The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of "Online auction" shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.

p. E - Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 10 more minutes. This process continues till no improved bid comes for a period of 10 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.

q. The successful bidder/tenderer should deposit **25% of the bid amount (inclusive of EMD amount)** on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd., Salem Branch**,** payable at Chennai or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Salem Branch, A/c No. 010717700000014, IFSC Code: DLXB0000107 and the Balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.

r. The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges, etc. and statutory dues if any, including GST etc.

s. In case final bid amount / sale consideration of immovable secured assets proposed for sale under the aforesaid auction is Rs.50.00 lakh or above, the successful bidder/ purchaser has to remit TDS @1% of the sale price, in the name of the owner/s of the respective immovable properties proposed for sale, as per the provisions of Income Tax Act, 1961. PAN of the owner/s of the immovable property as deductee can be obtained from the Branch Manager / Authorized Officer of the Bank after completion of the bidding. The successful bidder/purchaser need to submit Challan-cum-statement in form No.26QB having remitted the TDS. The Bank will issue Sale Certificate for the immovable secured assets as per the provisions of the SARFAESI Act, 2002 and the Rules framed thereunder to the successful bidder/purchaser on receipt of the entire sale consideration as above after deducting TDS and on submission of Challan-cum-statement in form No.26QB having remitted the TDS and on

completion of sale formalities. The successful bidder/purchaser shall also submit Certificate for TDS in Form 16B to the Bank.

t. The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 11 a.m. to 4 p.m. on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.

u. It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.

v. A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders

w. The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders in their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.

x. This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.

y. For further details of Sale, Terms & Conditions and for inspection of the property, intending bidders/tenderers may contact the Recovery officer Mrs .Kamatchi.V (Mob.9539003815) the Authorised Officer Mr. M. Chidhambaranatha Pillai, (Mob.9539003743), Mr.Jayakrishnan.V, Branch Manager (Mob: 9626248121), Mrs.Dhanya Dhanalakshmi.M, Asst. Branch Manager (Mob: 8939677892) on any working day during the Office hours.

Place: Salem **Authorized Officer**
Date: **13.11.2026**

Dhanlaxmi Bank Ltd