

**THE TAMILNADU INDUSTRIAL INVESTMENT CORPORATION LIMITED**

(A Government of Tamilnadu Undertaking)

CIN. U93090TN1949SGC001458

143, Cape Road, Nagercoil, Kanyakumari district- 629001

Phone 04652-225774, Website: <http://www.tiic.org> E-mail: bmnagercoil@tiic.org**E-Auction SALE NOTICE****E-Auction Sale Notice for Sale of Immovable and Movable asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 6(2) of the Security Interest (Enforcements) Rule, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable/ immovable property mortgaged/charged / hypothecated to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Nagercoil Branch of the Tamilnadu Industrial Investment Corporation Limited, will be sold in **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS"** condition for recovery of **Rs.1,76,06,381/- (Rupees One crore Seventy Six lakhs Six thousand Three Hundred and Eighty one only)** as on 16.09.2026 with further interest from 01.09.2026 and other dues to TIIC Ltd., Nagercoil Branch from **M/s S.S.N Mineral Water Factory** represented by its Proprietor, Thiru C. Selvert.

Borrower: M/s S.S.N Mineral Water Factory,**Address:** Factory - R.S.No.262/3A, Palavilai, Palavilai Post, Kollemcode (via), Munchirai Block, Kanyakumari Dist-629 160**Proprietor** - Thiru C. Selvert**Guarantors:** (1) Thiru C. Selvert. (2) Tmt. Anitha**Amount due as on
16.09.2026****Rs. 1,76,06,381/- (Rupees One crore Seventy Six lakhs Six thousand Three Hundred and Eighty One only)** with further interest from 01.09.2026 and other dues.**Mortgaged Assets - Immovable Property details: - Collateral****Description of the Property**

i.	LAND:		
	Description	Area	Owned by
	All that part and parcel of the Land measuring 3318.54 sq mtrs. or 82 Cents at R.S No.262/3A pt (previously R.S. No.262/3), Choozhal Village, (previously Kollemcode Village) Killiyoor Taluk, Kanyakumari District and building thereon	82 Cents	Tmt. Anitha, W/o. Thiru. C. Selvert

Boundaries:

East by	Road	West by	Land owned by Soman
North by	Land owned by Thangappan	South by	Land owned by Ajitha

Encumbrance: Subsequent to our mortgage, two Court attachments on the above property vide E.P No.32/2022 in O.S.No.231/2019 and I.A.No.1/2024 in Arbitration Case No.758/2024

ii BUILDING:

Sl.no	Description	Type of Roof	Area (Sq.mt..)
1.	Factory Building (Ground Floor)	G.I Sheet	446.09
2.	House - 1 (Ground Floor - Under construction)	RCC	137.08
3.	House-2 (Ground Floor - under construction)	RCC	111.5
4.	Kitchen & Toilet (Ground Floor - Under construction)	RCC	12.83

Reserve Price Rs.	Earnest Money Deposit (EMD) – Rs.	Bid Incremental amount Rs.
1,70,12,000/-	5,00,000/-	10,000/-
Hypothecated Assets		
Primary Security: Plant and Machinery		
1. Mineral water plant 3000 LPH – 1 No. 2. Automatic Pet Bottling Machine – 1 No. 3. Bottle Blowing Machine – 1 No. 4. Pouch packing machine – 1 No. 5. SS Tanks 2500 ltr & 500 ltr – each 1 No. 6. SS Pipeline – 1 set 7. Lab Equipments – 1 set		
Reserve Price Rs.	Earnest Money Deposit (EMD) – Rs.	Bid Incremental amount Rs.
12,60,000/-	1,26,000/-	5,000/-
Date/Time of inspection of property	Last date for submission of Bid form, KYC documents & payment of EMD	Date / Time of Auction
Date: 22.10.2026 Between 11.00 A.M to 05.00 P.M	Date: 29.10.2026 before 4.00 P.M	Date: 30.10.2026 Time: 11.00 A.M to 01.00 P.M

- 1) Date of inspection of property is 22.10.2026 between 11 a.m. to 5.00 p.m. and the last date of submission of Earnest Money Deposit (EMD) shall be 29.10.2026 before 4 P.M.
- 2) The sale / auction will be conducted on 30.10.2026 between 11 A.M – 1 P.M by the undersigned through e-Auction platform provided at the Web Portal <https://www.bankeauctions.com>
- 3) Extension of time of the e-Auction from the last bid is 5 minutes each and the extension is unlimited times (if bid received in the last 5 minutes).
- 4) Further interest will be charged as applicable, as per the loan agreement on the amount outstanding and incidental expenses, costs, etc is due and payable till its realization.
- 5) Interested bidders shall review the auction details and create a new user account (if not registered earlier) on the service provider's portal, M/s C1 India Pvt Ltd.,
- 6) Bidders shall maintain an active mobile number and email address throughout the entire auction process to ensure continued access to the portal and to receive necessary communications.
- 7) The bid amount shall be more than upset price.
- 8) EMD shall be payable directly in the following account and the receipt of the same shall be uploaded in the e-auction portal. Bank Account No. 460456491, IFSC code IDIB000N076, Indian Bank, Meenakshipuram Branch.
- 9) The interested bidders shall upload the signed bid participation form, signed Declaration, signed Terms & Conditions for auction and KYC Documents like self-attested Aadhar card, Pan card and ID proof, etc., in the e-auction portal of M/s C1 India Pvt Ltd., before the date and time specified above.
- 10) Bidders may modify the details and documents provided for participating in the auction at any time before the stipulated time for EMD payment.
- 11) Any Government / Statutory dues on the auctioned property / machinery shall be borne by the successful bidder.
- 12) This may also be treated as notice under sec.8(6) and 6(2) of security interest (enforcement) rules 2002 to the borrower/s and guarantor/s of the above said, also the holding of the e-auction sale from the above mentioned date, if their outstanding dues are not paid in full.
- 13) The bidders are advised to go through the detailed terms and conditions of e-Auction available in the Web Portal <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction.
- 14) The prospective qualified bidders may avail online training on e-auction from the service provider **M/s C1 India Pvt Ltd.**, prior to the date of e-auction and can contact the Service Provider **M/s. C1 India Pvt Ltd.**, Plot No.68, 3rd Floor, Sector-44, Gurgaon, Haryana - 122 003, India, Phone No.0124-4302020/4302010 and having Chennai office mobile number **7418281709** and Email ID as <https://www.bankeauctions.com>.

- 15) Neither the authorized officer / TIIC Ltd nor M/s C1 India Pvt Ltd., shall be liable for any internet network problem.
- 16) The interested bidders shall ensure that they are technically well equipped for participating in the e-Auction event.
- 17) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidders shall be refunded. EMD shall not bear any interest.
- 18) The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid before 4:30 P.M of the next working day after the conclusion of the e-Auction.
- 19) The balance 75% of the sale price shall be paid on or before 15th day of sale confirmation or within such extended period as agreed upon in writing by and solely at the discretion of the Secured Creditor.
- 20) In case of default in payment by the successful bidder, the amount already deposited by the offerer shall be liable to be forfeited and the property shall be put to re-auction and the defaulting borrower / bidder shall have no claim / right in respect of the amount / property.
- 21) The TIIC Ltd is not responsible for any liabilities upon the property which is not in the knowledge of the TIIC Ltd.
- 22) At the end of the e-auction, TIIC will evaluate all the bids submitted and will decide upon the successful bidder. TIIC's decision will be final and binding on all the bidders.
- 23) Applicable GST and TDS, if any, shall be borne by the bidder over and above the bid amount.

For further details kindly contact the Authorised Officer/Branch Manager, TIIC Ltd., No.143,CapeRoad, Nagercoil Branch in person or by Mobile No.9445023468, 9790106590/04652-225774

Nagercoil,
17.09.2026

Authorized Officer,
The Tamil Nadu Industrial Investment
Corporation Ltd, Nagercoil Branch.