इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

INDIAN BANK, KILPAUK BRANCH
103, New Avadi Road, Kilpauk, Chennai - 600 010.
Telephone : 044-26461045, 26461262.
email : kilpauk@indianbank.bank.in

NOTICE OF SALE

Notice of sale under Rule 9(1) of The Security Interest (Enforcement) Rules 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

(1) M/s.Amro Prints, (Borrower), **Proprietor : Mr.R Thirunavukkarasu,** No.7/253, II Street, K V N Puram, Kilpauk Garden, Kilpauk, Chennai - 600 010.	**(2) Mr.R Thirunavukkarasu, (Proprietor/Mortgagor),** S/o.Mr.Ramu, 7/253, II Street, K V N Puram, Kilpauk Garden, Kilpauk, Chennai - 600 010.
(3) Mrs.T. Kamatchi, (Guarantor), W/o.Mr.R. Thirunavukkarasu, 14 D, Raghavan I Street, Manali, Chennai - 600 068.	

Sub : Your Loan Account Nos.6376229360 and 6499111266 of M/s.Amro Prints, Represented by its Proprietor : Mr.R Thirunavukkarasu with Indian Bank, Kilpauk Branch.

M/s.Amro Prints, Represented by its Proprietor : Mr.R Thirunavukkarasu had availed loan facilities from Indian Bank, Kilpauk Branch, the repayment of which is secured by mortgage of schedule mentioned property hereinafter referred to as "the Properties". **M/s.Amro Prints, Represented by its Proprietor : Mr.R Thirunavukkarasu** had failed to pay the outstanding, therefore a Demand Notice dated **11.01.2019** under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon **M/s.Amro Prints, Represented by its Proprietor : Mr.R Thirunavukkarasu and another** liable to the Bank to pay the total amount due to the tune of **Rs.80,31,164/- (Rupees Eighty lakhs thirty one thousand one hundred and sixty four only)** with further interest, cost and other charges and expenses thereon. Both failed to make payment despite Notice dated **11.01.2019.**

As **M/s.Amro Prints, Represented by its Proprietor : Mr.R Thirunavukkarasu** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned property under the Act on **25.02.2020** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 9(1) of The Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The total amount due as on **03.03.2026** is **Rs.2,31,25,956/- (Rupees Two crores thirty one lakhs twenty five thousand nine hundred and fifty six only)** with further interest, costs, other charges and expenses thereon from 04.03.2026.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 25.03.2026 from 10.00 a.m. to 4.00 p.m. which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **17.03.2026 to 18.03.2026 between 10.00 am and 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website **(https://www.baanknet.com)** by using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **09.03.2026 to 25.03.2026.**

The intending Bidders/Purchasers are requested to register with online portal **(https://www.baanknet.com)** using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/Purchasers have to transfer the EMD amount in their e-Wallet before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.baanknet.com) for depositing in bidders e-Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer**.** The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6096882883, e-auction EMD account, Chennai North Zone	Indian Bank, Harbour Branch, IFSC - IDIB000H003

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on “As is where is and as is what is” basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

****This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder :

Details/Description of Mortgaged Assets	**Property 1 :** All that piece and parcel of House and Ground Premises in New Survey No.176/2, Plot No.1135 in New Survey No.176/10, Plot No.1, Old Door No.455, New Door No.283, Selliamman Koil Street, Vaikundaperumal Nagar, Athipet, Chennai - 600 120 measuring about 1 Ground and 1358 Sq. ft. (3758 Sq. ft) land with building (Ground floor and First floor) at Vaikundaperumal Nagar, situated at No.143, Athipattu Village, Ponneri Taluk, Tiruvallur District bounded on the : North by : 40 feet road, South by : Plot No.11, East by : Road, West by : Plot No.8 and measuring North : 88 ft, South : 79 ft, East : 35 ft, West : 45 ft. and splay North East 10 ft. In all total measuring an extent of 3758 Sq. feet lying within the Registration Sub District of Tiruvottiyur, Chennai and in the Registration District of Chennai North belonging to Mr.R Thirunavukkarasu. **Property 2 :** All that Piece and portion of the undivided share of land with Flat situated at Flat No.E14/216 measuring about 237 Sq. ft (22.00 Sq.mtrs) in the First Floor together with 1/4th undivided share in and out of 237

	Sq. ft. comprised in S. No.737/1 part and 2 part of Perambur Village in Block No.14, Pari Apartments 19th C C Street, Mahakavi Bharathi Nagar, Chennai - 39, bounded on the North by : 80 ft. road, South by : Flat No.14/215, East by : Flat No.14/213, West by : Flat No.14/147 and lying within the Registration District of Chennai and in the Sub Registration District of Purasaivakkam belonging of Mr.R Thirunavukkarasu. **Property 3 :** All that piece and parcel of land together with hut situated at Mannur Village, Ambathur Taluk, Tiruvallur District comprised in S. No.3/A1 bearing Patta No.260 in New Survey No.3/1A6B, bearing being Plot No.6 (Southern Side) Door No.68 Kamarajar 2nd Street land measuring an extent of about 1275¾ sq.ft of land with 180 Sq.feet hut and the land being bounded on the : North by : Plot belonging to Mr.Kanniah, South by : Common pathway, East by : Common pathway, West by : Plot belonging to Mr.K N Balakrishnan and measuring : East to West on the Northern side : 42 ft, East to West on the Southern side : 39 ft, North to South on the Eastern side : 32 ft, North to South on the Western side : 31 ft. In all total measuring an extent of 1275¾ sq. ft. and lying within the Registration District of South Chennai and in the Registration District of Konnur belonging to Mr.R Thirunavukkarasu.
Reserve Price	**Property 1 : Rs.42.90 Lakhs** **Property 2 : Rs.10.50 Lakhs** **Property 3 : Rs.49.10 Lakhs**
EMD	**Property 1 : Rs.4.29 Lakhs** **Property 2 : Rs.1.05 Lakhs** **Property 3 : Rs.4.91 Lakhs**
Date, Time for e-auction and Property ID No.	**25.03.2026 from 10.00 am to 4.00 pm -** **Property 1 : IDIB6376229360A** **Property 2 : IDIB6376229360B** **Property 2 : IDIB6376229360C**
Prior Encumbrance	**NIL**

Bidders are advised to visit the website **(https://www.baanknet.com)** of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd. Helpdesk No.8291220220, email ID :- **support.baanknet@psballiance.com** and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD Status, please contact **support.baanknet @psballiance.com**.

For property details and photograph of the property and auction terms and conditions please visit : **https://www.baanknet.com** and for clarifications related to this portal please contact Helpdesk No.8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.baanknet.com**.

Place : Chennai
Date : 04.03.2026

AUTHORISED OFFICER
INDIAN BANK.