

INDIAN BANK

Bhuvanagiri BRANCH

Add: No.3, Main Road, Bhuvanagiri - 608601

Phone: 04144-241217

email: bhuvanagiri@indianbank.co.in

NOTICE OF INTENDED SALE

Notice of sale under Rule 6(2) & 8(6) 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 Ramkumar Traders (Borrower) (Sole Prop. Mr. Ramkumar S/o Mr. Nagarajan) Reg. Address: No. 3, Main Road, Bhuvanagiri, Cuddalore – 608601 2. Mr. Ramkumar S/o Mr. Nagarajan (Borrower and Mortgagor) (Sole Prop. M/s Ramkumar Traders) Address: No.4, Main Road, Chinna Devengar Street, Bhuvanagiri, Cuddalore – 608601 3. Mrs. Karthiga Pragadeeswari W/o Mr. Ramkumar (Guarantor /Co borrower and Mortgagor) Address: No.4, Main Road, Chinna Devengar Street, Bhuvanagiri, Cuddalore – 608601	4. Mrs. Uma Parameshwari W/o Mr. Nagarajan (Guarantor) Address: No. 9, Chinna Devangar Street, Bhuvanagiri, Cuddalore – 608601
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Sub: Below mentioned loan accounts maintained with Indian Bank, Bhuvanagiri, Branch – reg.

MSME Advances

S. No.	Account No.	Nature of Facilities	Approved / Sanctioned Limit	Total balance as on 24/08/2025
1	7518068610	IND SME MORTGAGE-MSE-REPO	7400000	6740445
2	7146574059	MSME_GECLS 1.0_EXTN-REPO	800000	441427
3	881960353	OCC-TRADEWELL-MSE-REPO	35000000	35605205

Retail Advances

S. No.	Account No.	Nature of Facilities	Approved / Sanctioned Limit	Total balance as on 24/08/2025
1	7497495870	HPLS-ELI-CBL 751-771-REPO	4896000	3738255
2	7497495745	HPLS-ELI-CBL 751-771-REPO	6039000	5730605
3	7497221897	HL-GEN-CBL 751-771-REPO	1396000	1384750
4	7497251049	HL-ELITE-CBL 751-771-REPO	2455000	2444840
5	7497489797	HPLS-ELI-CBL 751-771-REPO	2294000	757665

The above mentioned Borrower / Co-Borrower / Guarantor / Mortgagor had availed the mentioned credit facilities facility from Indian Bank, Bhuvanagiri Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". The Borrower / Co-Borrower / Guarantor / Mortgagor failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **25/08/2025** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower(s), Guarantor(s), Mortgagor(s) who are liable to the Bank to pay the amount due to the tune of Rs. 4,27,87,077/- (Rupees Four Crore Twenty Seven Lakhs Eighty Seven Thousand and Seventy Seven Only) for the mentioned MSME Advances & Rs. 1,40,56,115/- (Rupees One Crore Forty Lakhs Fifty Six Thousand One Hundred and Fifteen Only) for the mentioned Retail Advances, totaling to the tune of Rs. 5,68,43,192/- (Rupees Five Crores Sixty Eight Lakhs Forty Three Thousand One Hundred and Ninety Two Only) as on 24/08/2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 25/08/2025.

As Borrower(s), Guarantor(s), Mortgagor(s) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **03/11/2025**. 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 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, **30 days** notice of intended sale is required to be given and hence we are issuing this notice.

The total amount due as on 25/02/2025 is **Rs. 6,11,09,211/- (Rupees Six Crores Eleven Lakhs Nine Thousand Two Hundred and Eleven Only)** with further interest, costs, other charges and expenses thereon from 26/02/2026

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 **18/03/2026 from 11.00 am to 4.00 pm** 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 **06/03/2026 to 17/03/2026** between **10.00 am to 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) 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 by 18/03/2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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://baanknet.com> (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD 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 confirmation of sale 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
6169974808 – E-AUCTION EMD ACCOUNT	INDIAN BANK, CUDDALORE MAIN BRANCH; IFSC : IDIB000C034

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.



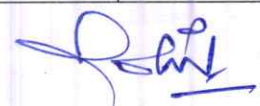
SCHEDULE

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

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
<u>Property No.1:</u> All that piece and parcel of a Land and Building situated in Chidambaram Registration District, Bhuvanagiri Sub Registration District, within Bhuvanagiri Town Panchayat limit, Keezhubhuvanagiri Village, Periya Devangar Street, on southern row Natham Old R.S.No.114/2A1, new R.S.No.350/7, Measuring East to West 23 ¼ ft North to South 102 ½ ft. , thus total extent of 2383 sq. ft. <u>Boundaries:</u> East of Ramasamy Chettiar's house and garden, West of Padmavathi ammal's house and garden, South of periya devangar street, North of Vaithiyalinga Chettiar's site.	Rs.127.91 lakhs	Rs.12.79 Lakhs	18.03.2026 11:00 AM to 04:00 PM Property ID No. IDIB7497221897	NIL
<u>Property No.2:</u> All that piece and parcel of a Land and Building situated in Chidambaram registration district, Bhuvanagiri sub registration district, Bhuvanagiri Taluk, Keezh Bhuvanagiri village, Periya Devangar street, comprised in Natham R.S.No.114/2A1, measuring East to west 20 ¼ feet and North to south 95 feet, thus total extent of 1923 ¼ square feet site, together with Madras terraced building thereon 20 ½ x 40 ¾ = 825 ¼ sq. ft. which includes the eastern and western main walls containing ground floor on southern side and brick built country tiled portion in northern side adjoining the Madras terrace portion measuring 20 ¼ x 18 ¾ = 369 ½ sq. ft site including electricity service connection & its deposit amount and	Rs.58.11 Lakhs	Rs.5.81 Lakhs	18.03.2026 11:00 AM to 04:00 PM Property ID No. IDIB7518068610	NIL



drinking water tap connection with 0.01 HP electric motor bore. Patta No.371, Old door No.3, New door No.37, Ward No.1, Tax assessment No.40, S.C.No.35&711. As per Natham updating registry, it is comprised in new R.S.No.354/4-0.0168 sq. mt. Boundaries: North of Street, South of T.M.K. Krishnasamy Chettiar Cholty Garden's Compound Wall, East of Rahima Begam Garden House and Garden, West of V. Pazhani Padaiyachi Site Purchased from Suriya Property No.3 All that piece and parcel of a Land and Building situated in Chidambaram registration district, Bhuvanagiri sub registration district, Bhuvanagiri Taluk, Keezh Bhuvanagiri village, Sabapathy chetty alias Chinna Devangar street, comprised in Natham R.S.No.114/2A1, measuring east to west on southern side 21 feet, on northern side 20 feet and North to south on western side 140 feet, on eastern side 140 feet, thus extent of 2870 sq. ft. site, together with RCC roof building measuring 17*72=1224 sq. ft. and first floor including electricity service connection & deposit amount and 001 HP electric motor drinking water bore and surrounded by three side compound wall. Door No 4, Tax assessment No.1302, SC No 985. Ward No 6. As per Natham updating registry, it is comprised in New R.S.No.292/7-0.0246 sq.mt. Boundaries: North of street, South of Anaikutti Nattar Vagayara Garden, West of Muthukumarasamy Chettiar House and Garden, East of Devaraganathan Chettiar House and Garden Purchased from Mohammed Khan. Property No.4: All that piece and parcel of a Land and Building situated in	Rs. 220.52 Lakhs	Rs. 22.05 Lakhs	18.03.2026 11:00 AM to 04:00 PM Property ID No. IDIB881960353	NIL
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Chidambaram Registration District, Bhuvanagiri Sub Registration District, within Bhuvanagiri Town Panchayat limit, Keezhubhuvanagiri Village, Muthiya Chettiar Street @ Periya Devangar Street, Natham Old R.S.No.114/2A1, new R.S.No.350/13, Measuring East to West on the Northern side 30 feet, on the Southern side 30 feet and North to South on the Western side 200 feet, on the Eastern side 200 feet, thus total extent of 6000 square feet or 0.0558 Sq. mt. site including western lane, together with RCC Roof Residential Building bearing Door No.88, New No.46.	Rs. 242.54 Lakhs	Rs. 24.25 Lakhs	18.03.2026 11:00 AM to 04:00 PM Property ID No. IDIB7497251049	NIL
Boundaries: East of Dhandapani Chettiar's son Krishnasamy Chettiar's site, West of Saravanan Chettiar's site, South of Street, North of Subramaniyan Mudaliar, Kandan Mudaliar site.				

Bidders are advised to visit the website (<https://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://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://baanknet.com>.

Place: Bhuvanagiri
Date: 27/02/2026


AUTHORISED OFFICER