

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) Mr. Ravi Rajendran, (Borrower/Mortgagor),
S/o Mr. Perumal,
No.542A, West Street, Okkanadu Melaiyur,
Orathanadu Taluk, Okkanadumelayur (Part),
Thanjavur, Tamilnadu - 614 625.

Also at : Plot No.12 B, (Eastern side),
"Times Square", East Coast Road,
Muttukadu Village & Panchayat, Chengalpet Taluk,
Kancheepuram District, Pincode - 603 112.

(2) Mr. Vasanth Balasundaram, (Guarantor),
S/o Mr. Balasundaram,
No.3/133, South Street, Vaduvur Pudukottai,
Thenpathi, Thiruvarur,
Tamilnadu - 614 019.

Alternate Address : Plot No.3, Annai Nagar,
Thalavapalayam Road, Thanjavur - 613 501.

Sub : Your Loan Account No.7545330347 of Mr. Ravi Rajendran with Indian Bank, MEPZ Branch.

Mr. Ravi Rajendran availed loan facility from Indian Bank, MEPZ Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Ravi Rajendran failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 25.10.2024 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 Mr. Ravi Rajendran and another liable to the Bank to pay the amount due to the tune of Rs.3,37,29,350.75 (Rupees Three crores thirty seven lakhs twenty nine thousand three hundred fifty and paise seventy five only) with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 25.10.2024.

As Mr. Ravi Rajendran failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 16.06.2025 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 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 amount due as on 04.04.2026 is Rs.3,87,27,231/- (Rupees Three crores eighty seven lakhs twenty seven thousand two hundred and thirty one only) with further interest, costs, other charges and expenses thereon from 05.04.2026.

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 27.04.2026 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 21.04.2026 to 22.04.2026 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.

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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 **13.04.2026 to 27.04.2026**.

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
6120612786 e-auction EMD account, Chennai South Zone	Indian Bank, EthirajSalai Branch, IFSC- IDIB000C032

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	Schedule A : All that piece parcel of land situated at residential Plot No.12, in "Times Square", Layout in Muttukadu Village, East Coast Road, Chengalpet District, Thirupporur Taluk, comprised in Old Survey No.99/20, Patta No.793, as per patta New Survey No. 99/20B1J, of an extent of 4 Grounds and 676 Sq. ft. (10276 Sq. ft.) duly approved by the Muttukadu Panchayat Union in Resolution No.75/2006-2007, dated 28.09.2006, Certificate of No Objection dated 28.09.2006 and regularized by the Special Officer, Muttukadu Panchayat, Thirupporur Panchayat Union under Regularization of unapproved Plots Scheme - 2017 through Na. Ka. No. 2970/2019/M1, dated 31.05.2019 and bounded on the - North by : Survey No.99/17, South by : Plot No.13, East by : Survey Nos 100 & 101, West by : 50 feet Road. In all total extent of 10276 Sq. ft. of land, situated within the
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previously Sub Registration District of Thirupporur and Registration District of Chengalpattu. **Schedule B** : All that piece and parcel of Vacant land Villa bearing No.12B, in Sub-divided Plot No.12, in "Times Square", duly approved by the Muttukadu Panchayat Union in Resolution No.75/2006-2007, dated 28.09.2006, Certificate of No Objection dated 28.09.2006 and regularized by the Special Officer, Muttukadu Panchayat, Thirupporur Panchayat Union under Regularization of Unapproved Plots Scheme - 2017 through Na. Ka. No.2970/2019/M1, dated 31.05.2019, Plan Approved Resolution No.100/2011 dated on 15.02.2011, DTCP/P/0028471/2017, comprised in Old Survey No.99/20, Patta No.793, as per patta New Survey No. 99/20B1J, situated at "Muttukadu Village", East Coast Road, Chengalpet District, Thirupporur Taluk, in all total extent measuring 5138 Sq. ft. of land (out of the above said total extent measuring 10276 Sq. ft.) on villa measuring built up area 3600 Sq. ft. inclusive of car parking, common area, swimming pool and others to be constructed in the Schedule A Property herein above. Bounded on the - North by : Sruvey No.99/17, South by : Plot No.13, East by : Survey Nos 100 & 101, West by : Villa No.12-A. In all total extent measuring 5138 Sq. ft. of land, situated within the previously Sub Registration District of Thirupporur and Registration District of Chengalpattu.

Reserve Price	Rs.318.00 Lakhs
EMD	Rs.31.80 Lakhs
Date, Time for e-auction and Property ID No.	27.04.2026 from 10.00 am to 4.00 pm - IDIB7545330347
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 : 04.04.2026

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