Indian Overseas Bank
Asset Recovery Management Branch
Third Floor, Central Office Annex Building,
763, Anna Salai, Chennai – 600 002
Phone : 044-2851 9453, 044-28420262 ; email: iob1535@iob.in

Date: 21.04.2026

To,

1	M/s Udhaya Impex Prop. Mr Sundeep Kumar Plot No.47, VI floor, Rishikesh Appartment, 73/38, G N Chetty Road, T. Nagar Chennai-600 017	2	Also at Mr. Sundeep Kumar No.9, Padmanabhan Street T. Nagar, Chennai-600 017
	Mr. Sundeep Kumar, S/o S Samraj Flat No. 1D,/204 Arunadoya Appartments Choolaimedu High Road, Chennai-600 094		

Sir/Madam,

SALE NOTICE OF IMMOVABLE SECURED ASSETS
[Issued under Rule 8(6) of the Security Interest (Enforcement) Rules 2002]

Please find enclosed a copy of e-auction sale notice dated **21.04.2026** fixing auction sale on **11.05.2026** with Reserve Price as mentioned therein.

Yours Faithfully,

AUTHORISED OFFICER

Indian Overseas Bank
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Date: 21.04.2026

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrowers viz., **M/s. Udhaya Impex,** represented by its proprietor, Mr Sundeep Kumar, residing at Flat No 1D/204, Arunadoya Appartment, Choolaimedu High Road, Chennai- 600094, that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **11.05.2026**, for recovery of **Rs. 6,91,40,407.00** (Rupees Six Crores Ninety-one lakhs Forty thousand Four hundred seven only) in respect of **M/s. Udhaya Impex** as on 31/03/2026 due to Indian Overseas Bank, the Secured Creditor, from the Borrowers M/s. Udhaya Impex (Represented by its proprietor Mr Sundeep Kumar . The reserve price of the item is given below:

Details of the property	Reserve Price (Rs)	EMD :10% of Reserve Price	Bid increment
All that piece and parcel of nanja land measuring 1.95 acres comprised in Survey No.1/2 situated at 159, Nemilicherry village, Alandur taluk, Kancheepuram district and bounded on the North by: S. N.3 Nemilichery village South by: S. No.3, Nanmangalam village East by : Road West by: S. No.1/1, Nemilichery village	**6,70,00,000**	**67,00,000**	**5,00,000**
The Reserve Price given above is exclusive of the applicable TDS. **In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Sale Price has to be borne by the Purchaser/Bidder and paid under the PAN of the Purchaser/ Bidder. The Purchaser/Bidder shall bear 1% Income Tax on the sale amount and the bank shall not take any responsibility for the same.**			
The Bank has disclosed only the known encumbrances, statutory liabilities, etc. The unknown encumbrances, other liabilities etc., if any, it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction. Any known or unknown encumbrances, statutory liabilities, etc., are to be borne by the bidder only and bank assumes no responsibility in this regard. Prospective bidders are requested to take note of litigation in OS No.44/2023 and OS No.1034/2023 before Pallavaram district Munsiff court in respect of above property.			

Description of Property:

All that piece and parcel of nanja land measuring 1.95 acres comprised in Survey No. 1/2 situated in No.159 Nemilicherry village, Alandur taluk (previously Tambaram Taluk), Kancheepuram district and bounded on the

Indian Overseas Bank Asset Recovery Management CHENNAI-2

North by: S. N.3 Nemilichery village

South by: S. No.3, Nanmangalam village

East by : Road

West by: S. No.1/1, Nemilichery village

within the sub–Registration District of Velachery and Registration District of South Madras. Property stand in the name of Mr Sundeep Kumar. This property is more fully covered under sale deed No. 1640/2011 in SRO Pallavaram.

*** Bank's dues have priority over the statutory dues.**

Date & Time of Inspection	**As per request**
Last date & time for EMD remittance and submission of online tender.	**11.05.2026 before 10.30.AM**
Date & Time of E-auction	**11.05.2026 between 10.30 AM to 12.30 PM with auto extension of ten minutes**

For detailed terms and conditions of the sale, please refer to the service providers link https://baanknet.com or bank's website www.iob.in

Place: Chennai
Date: 21.04.2026

AUTHORISED OFFICER

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

Terms and Conditions

1. The property will be sold by e-auction through the service provider under the supervision https://baanknet.com of the of the Authorized Officer of the Bank.

2. The intending Bidders / Purchasers are requested to register on portal https://baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders / Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **11.05.2026 by 10.30 AM.** Intending bidders shall have a valid email address and should register their name/account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode **(After generation of Challan from https://baanknet.com which will provide account details)** in bidders Global EMD Wallet account. Bidders, not depositing

the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from https://baanknet.com.

5. The submission of online application for bid with EMD shall start from 27.04.2026.

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of **120 Minutes** with auto extension time of **10 minutes** each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.5,00,000.00** to the last highest bid of the bidders. **10 minutes'** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed. In case of a single bidder, the minimum acceptable bid amount will be at least one bid increment higher than reserve price as mentioned against each property.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favor of "Indian Overseas Bank, Asset Recovery Management Branch" to the credit of **"SARFAESI SALE PARKING ACCOUNT", A/c. No. 15350113035001**, maintained with Indian Overseas Bank, Asset Recovery Management Branch, Third Floor, Central Office Annex Building, 763, Anna Salai, Chennai – 600002, **Branch Code: 1535, IFSC Code: IOBA0000109.**

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, etc. Unknown encumbrances, other liabilities etc., if any, it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction. Any known or unknown encumbrances and statutory liabilities, etc., are to be borne by the bidder only and bank assumes no responsibility in this regard.

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15. As regards the statutory dues stated above, Bank dues will have priority over the statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Sale Price has to be borne by the Purchaser/Bidder and paid under the PAN of the Purchaser/Bidder. The Purchaser/Bidder shall bear the 1% Income Tax on the sale amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Asset Recovery Management Branch, Central Office Annex Building, Third Floor, 763 Anna Salai, Chennai – 600 002 during office hours till **08.05.2026, 04.00 P.M.**

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider), details of which are available on the e-Auction portal https://baanknet.com.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. . Platform (https://baanknet.com**)** for e-auction will be provided by service provider having corporate office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Email: **support.ebkray@psballiance.com**, Phone Numbers 8291220220). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website https://baanknet.com

Place: Chennai
Date: 21.04.2026

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Authorized Officer
INDIAN OVERSEAS BANK