

  Indian Bank इलाहाबाद ALLAHABAD आपका अपना बैंक , हर कदम आपके साथ Your Own Bank, Always with You	HOSUR BRANCH No.120/2, RVN Plaza, Denkanikotta Road, Opp Government General Hospital, Hosur 635109. Mob: 9442625787
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ANNEXURE VIII

NOTICE OF SALE

Branch: Hosur
Phone No: 9442625787

Notice of sale under Rule 6(2) & 8(6)/ 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. K N Ramachandran, D4, Chandana Apartment, 82, Infantry Road, Bangalore – 01. (Borrower)	2. Mr. Narendra Hegde, 138, I Block, III Main, RMV II stage, Bangalore – 560094. (Guarantor)
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Sub: Loan account – Home loan (A/c No. 855969017) with Indian Bank, Hosur Branch

Mr. K N Ramachandran availed Home loan facility from Indian Bank, Hosur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. **Mr K N Ramachandran** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **04.12.2023** 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) as mentioned above liable to the Bank to pay the amount due to the tune of **Rs. 58,21,276/- (Rupees Fifty Eight Lac Twenty One Thousand Two Hundred Seventy Six Only)** as on **04.12.2023** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **04.12.2023**.

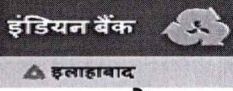
As Mr. K. N Ramachandran failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **21.09.2024** after complying with all legal formalities.

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.

For INDIAN BANK


Authorised Officer

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As per Rule 9(1) of 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 **29.04.2026** is **Rs. 67,35,997.43 (Rupees Sixty Seven Lac Thirty Five Thousand Nine Hundred Ninety Seven and Paise Forty Three Only)** with further interest, costs, other charges and expenses thereon from 30.04.2026.

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 18.05.2026 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 **02.05.2026 to 16.05.2026 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.

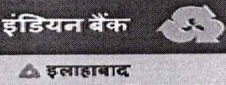
The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 **18.05.2026** 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

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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
6163416884 E-Auction A/c	Krishnagiri IDIB000K052

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.

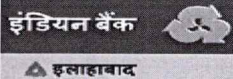
If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

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	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Schedule A: All that piece and parcel of the residential properties bearing Old No: 82,82/1,82/2 & 82/3, New No: 82 situated in Infantry road, Bangalore 560001 in Corporation division No. 70, the site measuring in all about 27197 sq ft and the common passages attached thereto for entry into the property and the property is bounded on with the following boundaries: East – Krishniah Chetty Property Cutchi Menon Union & Safina Plaza all facing Main Guard Road West – Sivadarshan Apartment on Infantry road, Mrs Dharamraja Pvt Property & Private property facing Infantry cross road	Rs.210 Lac	Rs.21.00 Lac	IDIB085596901701 18.05.2026 11.00 am to 4.00 pm	Nil

 इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD आपका अपना बैंक , हर कदम आपके साथ Your Own Bank, Always with You	HOSUR BRANCH No.120/2, RVN Plaza, Denkanikotta Road, Opp Government General Hospital, Hosur 635109. Mob: 9442625787
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North – Private property No. 6 to 10 on Hospital road. South – Copper Arch Shopping Complex & Infantry road Schedule – B (Mortgaged property) 998 sq ft being the share of undivided right & interest in the schedule A property given here as above and the residential flat in the 2nd & mezanine floor of the construction named as Chandana Apartments and residential flat No. D4 (Flat No. D-4 in second and mezanine floor) measuring super built up area is 1920 sq ft consisting of two bedrooms, two covered car parking space in the basement to be numbered as D4 and private terrace area measuring about 402 Sqft to be used as Terrace Garden only. The flat having 1380 sq ft of Mosaic flooring & 580 sq ft of Marble flooring. The BBMP PID No: 79-43-82/19.				
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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>.

For INDIAN BANK

Place: Hosur
Date: 30.04.2026

AUTHORISED OFFICER