

NOTICE OF SALE UNDER THE HYPOTHECATION AGREEMENT

E-Auction Sale Notice for Sale of movable Assets under the Hypothecation Agreement

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable assets hypothecated to the bank, the Physical possession of which has been taken by the Indian Bank, Stressed Asset Management Branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on **02.06.2026**, for recovery of Rs.15,29,79,221.93/- (Rupees Fifteen Crore Twenty Nine Lakhs Seventy Nine Thousand Two Hundred Twenty One and Paise Ninety Three Only) (as on 11.05.2026) with further interest, costs, other charges and expenses thereon from 12.05.2026 due to the Indian Bank, Melamaiyur branch (now transferred to SAM Branch, Chennai), Secured Creditor, from M/s. G R CONSTRUCTION PRIVATE LIMITED.

(1) M/s. GR CONSTRUCTION PRIVATE LIMITED, (Borrower), Represented by its Directors/Share Holding Partners : Mr. G Ramesh and Mrs. R Narmadha Devi, Administrative Office/Registered Office : No.150, Mettu Street, Thirukazhukundram, Thirukazhukundram Taluk, Pin - 603 109, Chengalpattu District.	(2) Mr. G Ramesh, (Managing Director/Share Holding Partner/Guarantor/Mortgagor), S/o Mr. Govindasamy, No.150, Mettu Street, Thirukazhukundram, Thirukazhukundram Taluk, Pin - 603 109, Chengalpattu District.
(3) Mrs. R Narmadha Devi, (Director/Share Holding Partner/Guarantor), W/o Mr. G. Ramesh, No.150, Mettu Street, Thirukazhukundram, Thirukazhukundram Taluk, Pin - 603 109, Chengalpattu District.	

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Details/Description Asset(s)	Plant & Machinery / Equipment of the Hollow, Paver and Solid Block manufacturing machinery and solar panels hypothecated to the bank by the borrower.
Reserve Price	Rs.14.17 Lakhs
EMD	Rs.1.41 Lakhs
Bid incremental amount	Rs.10,000
Date, Time for e-auction and Asset/s ID No.	02.06.2026 between 11.00 am and 4.00 p.m. Asset/s ID : IDIB6696830344Z

*** Note: Parties who are interested to bid in this ID should also bid for the property ID: IDIB6696830344J mandatorily. Since, both are jointly sold by the secured creditor/Bank. Persons who opt for remitting EMD either Property ID: IDIB6696830344J and Property ID: IDIB6696830344Z singly will not be entertained.

The intending Bidders/Purchasers are requested to register with online portal (<https://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 by 02.06.2026 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.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://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.

2. The successful bidder shall have to deposit 100% (Hundred percent) of the bid amount, including EMD amount (10%) deposited, by the next working day 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
Current Account No.422159631 A/c Name: INDIAN BANK SAM Large Branch, Chennai	Indian Bank, Ethiraj Salai Branch 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 assets & the defaulting bidder shall not have any claim over the forfeited amount and the assets.

3. The successful purchaser of the asset shall bear all the charges/expense/fees/taxes payable for the transfer of registration in favour as applicable state/central/local laws.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:-support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>
8. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://baanknet.com>.
9. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from (<https://baanknet.com>).
10. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.
11. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
12. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder



shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

13. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
14. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. details of which are available on the e-Auction portal.
15. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed of their being declared as a successful bidder through SMS/ email. (on mobile No/email address given by them/ registered with the service provider).
16. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
17. For verification about the title document, asset & inspection thereof, the intending bidders may contact Indian Bank, Stressed Assets Management Branch No 55, Ethiraj Salai, Wellington Estate 2nd Floor, Egmore, Chennai 600008. Phone: 044 28216711 28202333 - Mobile No. 9865539360
18. To the best of knowledge and information of the Authorized Officer, there is no charges on the assets other than mentioned above (if any). However, the intending bidders should make their own independent enquiries regarding the encumbrances and claims/ rights/ dues/ affecting the assets, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ bank shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Chennai
Date: 14.05.2026

भारतीय बैंक / For INDIAN BANK

मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager / Authorised Officer
दबावग्रस्त आस्ति प्रबन्धन शाखा, चेन्नै
Stressed Assets Management Branch, Chennai

