

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6)/ 9(1)] of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical/Constructive** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, Specialised MSME branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 07.08.2026

1. M/s Jeeva E-Bike Manufacturing Private Limited OCC A/c No. 6794048999., in Rs. 1,17,87,584/- (Rupees One Crore Seventeen Lakhs Eighty seven thousand Five hundred Eighty Four Only)
2. Mr.A.Sudhakar and A.Baskar Home Loan A/c No.6815435229 in Rs. 34,19,510/- (Rupees Thirty Four Lakhs Nineteen Thousand Five Hundred Ten Only).
3. Mr.A.Sudhakar and A.Baskar Home Loan Plus A/c No.7240104459 in Rs.40,82,796/- (Rupees Forty Lakhs Eighty Two Thousand Seven Hundred Ninety Six Only).

Totally **Rs.1,92,89,890/- (Rupees One Crore Ninety Two Lakhs Eighty Nine Thousand Eight Hundred Ninety Only)** with further interest, costs, other charges and expenses thereon from 21.07.2026 due to the Indian Bank, IND MSME branch, Secured Creditor, from M/s Jeeva E-Bike Manufacturing Private Limited., and Mr.A.Sudhakar and A.Baskar.

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

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	Bid Increment Amount	Date, Time for e-auction and Property ID No.	Prior Encumbrance
ITEM No. I: ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District, Krishnagiri Registration District of Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. SURVEY NUMBER 495/1 Dry Extent Hec.0.64.0 (or) Extent Ac.1.58 Cents, Asst.Rs.1.78 np., out of this:- The house site, measuring an area of 2400 Square Feet and situated within the following boundaries: - On the Eastern Side : 5 Feet Public Passage On the Western side : Portion of land in the same Survey Number On the Northern side: 20 Feet Road On the Southern side: Portion of land in the same Survey Number Within the above boundaries, measuring: - East to West on the Northern Side: 60 feet; East to West on the Southern Side: 60 feet; North to South on the Eastern Side: 40 feet; North to South on the Western Side: 40 feet.	Rs.140.8 3 Lakhs	Rs.14.08 3 Lakhs	Rs.0.50 Lakhs	07.08.2026 Between 11.00 AM to 4.00 PM IDIB679404 8999A	Indian Bank, IND MSME Hosur Branch,
ITEM No. II: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District, Krishnagiri Registration District of Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. SURVEY NUMBER 495/1 Dry Extent Hec.0.64.0 (or) Extent Ac.1.58 Cents, Asst.Rs.1.78 np., out of this:- The house site, measuring an area of 1920 Square Feet and situated within the following boundaries:- On the Eastern Side: 5 Feet Public Passage; On the Western side: House site of K.N.Rajendran					

For INDIAN BANK

On the Northern side: Private Property; On the Southern side: Private Property. Within the above boundaries, measuring:- East to West on the Northern Side: 60 feet; East to West on the Southern Side: 60 feet; North to South on the Eastern Side: 32 feet; North to South on the Western Side: 32 feet. Item Nos.1 and 2 making a total area of 4320 Square Feet, together with RCC Terraced building being constructed thereon (The above site is further sub divided as new sub division Survey Number 495/1A1A1 Extent Hec.0.49.88, Asst.Rs.1.38 np.) The above plot is duly regularized / approved as per the Government of Tamil Nadu G.O. (MS) No.78, H & UD dated 04.05.2017 and G.O No. 172 H & UD dated 13.10.2017 in approval File No.Na.Ka.3585/3528/2018/F-1 dated 07.03.2019 vide regularization No.3525/2018 by the Commissioner, Hosur Municipality.					
ITEM No. III: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District. Survey No.495/2, Dry. Ext. Hec.0.24.0 (or) Ac.0.59 cents, Asst. Rs.0.42 np., which land and other adjacent lands have been converted into a common layout, comprising various plots, in this the site, bearing Plot No.17, measuring ; East to West on the North : 30 feet, East to West on the South : 30 feet, North to South on the East : 45 feet, North to South on the West : 45 feet. i.e., an area of 1350 square feet, together with the existing RCC terraced Ground Floor building constructed thereon, bearing the present Door No.746/3 and all situated within the following boundaries: East : Plot No.16, West : Plot No.18, North : Private land, South : 25 feet wide common Road. (The above site is now surveyed as forming part of new sub division Survey No.495/2A1A1, Ext. Hec.0.12.04). ITEM No. IV: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District. Survey No.495/2, Dry. Ext. Hec.0.24.0 (or) Ac.0.59 cents, Asst. Rs.0.42 np., which land and other adjacent lands have been converted into a common layout, comprising various plots, in this the site, bearing Plot No.16, measuring ; East to West on the North : 30 feet, East to West on the South : 30 feet, North to South on the East : 45 feet, North to South on the West : 45 feet. i.e., an area of 1350 square feet and situated within the following boundaries: East : Plot No.15, West : Plot No.17, North : Private land,	Rs.66.47 Lakhs	Rs.6.647 Lakhs	Rs.0.50 Lakhs	07.08.2026 Between 11.00 AM to 4.00 PM IDIB679404 8999B	Indian Bank, IND MSME Hosur Branch,,

For INDIAN BANK

P. Minar
Authorised Officer

South : 25 feet wide common Road. (The above site is now surveyed as forming part of new sub division Survey No.495/2A1A1, Ext. Hec.0.12.04).					
ITEM No. V: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District. Survey No.495/1, Dry. Ext. Hec.0.64.0 (or) Ac.1.58 cents, in this new sub division Survey No.495/1A1, Ext. Hec.0.49.88 (or) Ac.1.23 cents, which has been converted into plots, in this the site, measuring ; East to West on the North : 30 feet, East to West on the South : 28 feet, North to South on the East : 35 feet, North to South on the West : 35 feet. i.e., an area of 1015 square feet, together with the existing GV Sheet Roof Ground Floor Building, constructed thereon, bearing the present Door No.746/1 and all situated within the following boundaries: East : Private land, West : 5 feet common way, North : Land belonging to A.Bhaskar & A.Sudhakar, South : Private land. (The above site is now surveyed as forming part of new sub division Survey No.495/1A1A1A1, Ext. Hec.0.40.21).	Rs.25.72 Lakhs	Rs.2.572 lakhs	Rs.0.50 Lakhs	07.08.2026 Between 11.00 AM to 4.00 PM IDIB679404 8999C	Indian Bank, IND MSME Hosur Branch,,
ITEM No. VI: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District. Survey No.495/1, Dry. Ext. Hec.0.64.0 (or) Extent Ac.1.58 cents, Asst.Rs.1.78np.,out of this new sub division Survey No.495/1A1A1, Dry Ext. Hec.0.51.0, Asst.Rs. 1.41 np., (Or)Ac.1.26 cents, out of this an area of Ac.1.00,which has been converted into layout, comprising various house site, out of this house site bearing PLOT NO : 23,measuring an area of 1320 Square Feet and situated within the following boundaries:- East : 15 feet Road, West : Remaining land in Survey Number 495/1, North : Plot no 24, South : Plot no 22. within the above boundaries, measuring:- East to West on the Northern Side : 55 feet, East to West on the Southern Side : 55 feet, North to South on the Eastern Side : 24 feet, North to South on the Western Side : 24 feet. (The above site is now surveyed as forming part of new sub division Survey No.495/1A1A1A1A11, Ext. Hec.0.37.9).	Rs.39.27 lakhs	Rs.3.927 Lakhs	Rs.0.50 Lakhs	07.08.2026 Between 11.00 AM to 4.00 PM IDIB679404 8999D	Indian Bank, IND MSME Hosur Branch,

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 82912 20220. For Registration status and EMD status, please email to 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 PSB Alliance Pvt. Ltd, Contact No. 82912 20220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>

Date : 21.07.2026
Place : Hosur

For INDIAN BANK

Authorized Officer
Authorized Officer

Contact Person: Authorized Officer/Branch Manager: Mr. Srihar Ravella: 9442247196