

 Stressed Asset Management Large (SAML) Chennai Branch No.55, Ethiraj Salai, Wellington Estate, 2nd Floor, Chennai – 600 008	
Ph. No.044-2820 6711, 2820 2333	ईमेल/E-Mail: armb2chennai@indianbank.co.in
Ref. No.: SAMLC / P M Rafik /S.N.- 8 / 137 / 2026-27	Date: 28.07.2026

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. P. Mohammed Rafik (Borrower/Mortgagor) S/o Beer Mohammed, No.23, 2 nd Floor, Sundarar Street, Vivekanandha Nagar, Kodungaiyur Chennai - 600 118.	(2) Mr. Beer Mohammed (Co-Borrower) S/o Shahol Hameed, No.23, 2 nd Floor, Sundarar Street, Vivekanandha Nagar, Kodungaiyur Chennai - 600 118.
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Sub : Your Home Loan Account Nos.7642499203 and 7642521309 of Mr. P. Mohammed Rafik and Mr. Beer Mohammed with Indian Bank, Pallavaram Branch (now transferred to SAM Large Branch, Chennai).

Mr. P. Mohammed Rafik and Mr. Beer Mohammed availed loan facilities from Indian Bank, Pallavaram Branch (now transferred to Stressed Asset Management Large Branch Chennai), the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. P. Mohammed Rafik and Mr. Beer Mohammed failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 09.07.2024 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 upon Mr. P. Mohammed Rafik and Mr. Beer Mohammed liable to the Bank to pay the total amount due to the tune of Rs.2,01,62,647.73 (Rupees Two crores one lakh sixty two thousand six hundred forty seven and paise seventy three only) as on 09.07.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 09.07.2024.

As Mr. P. Mohammed Rafik and Mr. Beer Mohammed failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 11.09.2024 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.

As per Rule 9 (1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.



The total amount dues as on **27.07.2026** is **Rs.2,49,14,721.98/-** (Rupees Two Crore Forty-Nine Lakh Fourteen Thousand Seven Hundred Twenty-One and Paise Ninety-Eight Only) in the account "**Mr. P. Mohammed Rafik and Mr. Beer Mohammed**" with further interest, costs, other charges and expenses thereon from **28.07.2026**.

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 17.08.2026 from 11.00 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 **06.08.2026 to 07.08.2026 between 11.00 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.

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 e-KYC, the intending Bidders/Purchasers have to transfer the EMD amount in their e-Wallet by **17.08.2026** i.e. the e-Auction Date and before the e-auction end time in the portal. The registration and e-KYC 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 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
Current Account No.422159631	Indian Bank, Ethiraj Salai Branch
A/c Name: INDIAN BANK SAM LARGE CHENNAI	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	<u>Property-1 :-</u> Mortgaged Asset standing in the name of Mr. P. Mohammed Rafik S/o Peer Mohammed : Schedule A: (Whole Property): All that piece and parcel of property bearing Plot No.446, measuring an extent of 3300 Sq. ft., comprised in Re Survey No.65 by virtue of Patta bearing New Survey No. 65/3 and as per Town Survey Records are classified as Ward C, Block No. 13, Old Survey No.65/1B pt, Town Survey No.110/1, situated at Village No.20 of Meenambedu Village, Sundareasan Street, Gnanamurthy Nagar, Ambattur, Chennai 600 053, Ambattur Taluk, Chennai District and lies within the Registration District of Chennai-North and within the Sub Registration District of Ambattur and lies within the Civic limits of Greater Chennai Corporation and bounded on the - North by: Land and building comprised in Plot No.445, South by: 30 feet Road known as Sundareasan Street, East by: Sri Gajalakshmi Flats comprised in Plot No.447 and West by: Subham Flats comprised in Plot No.440. Measuring:- East to West on the Northern side – 41 feet, East to West on the Southern side-40 feet, North to South on the Eastern side – 83 feet and North to South on the Western side – 80 feet. Within the Registration District of Chennai North and Sub-Registration District of Ambattur. Schedule B: An UDS 538 Sq. ft. of land in the Schedule A mentioned property together with a Flat Bearing No.F2 First Floor measuring an extent of 1450 Sq. ft. inclusive of lift, common areas, electrical fittings, etc. along with one car parking marked as F2. <u>Property 2 :-</u> Mortgaged Asset standing in the name of Mr. P. Mohammed Rafik S/o Peer Mohammed : Schedule A: All that piece and parcel of property bearing Plot No.446, measuring an extent of 3300 Sq. ft., comprised in Re Survey No.65 by virtue of Patta bearing New Survey No. 65/3 and as per Town Survey Records are classified as Ward C, Block No. 13, Old Survey No.65/1B pt, Town Survey No.110/1, situated at Village No.20 of Meenambedu Village, Sundareasan Street, Gnanamurthy Nagar, Ambattur, Chennai 600 053, Ambattur Taluk, Chennai District and lies within the Registration District of Chennai-North and within the Sub- Registration District of Ambattur and lies within the Civic limits of Greater Chennai Corporation and bounded on the - North by: Land and building comprised in Plot No.445,
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	South by: 30 feet Road known as Sundaresan Street, East by: Sri Gajalakshmi Flats comprised in Plot No.447 and West by: Subham Flats comprised in Plot No.440. Measuring:- East to West on the Northern side – 41 feet, East to West on the Southern side-40 feet, North to South on the Eastern side – 83 feet and North to South on the Western side – 80 feet. Within the Registration District of Chennai North and Sub-Registration District of Ambattur. Schedule B: An UDS 460 Sq. ft. of land in the Schedule A mentioned property together with a Flat Bearing No.S2 Second Floor measuring an extent of 1450 Sq. ft. inclusive of lift, common areas, electrical fittings, etc. along with one car parking marked as S2.
Reserve Price	For Property No.1 :- Rs.65.00 Lacs For Property No.2 :- Rs.63.00 Lacs
EMD	For Property No.1 :- Rs.6.50 Lacs For Property No.2 :- Rs.6.30 Lacs
Incremental Bid Amount	For Property No.1 :- Rs. 50,000.00 For Property No.2 :- Rs. 50,000.00
Date, Time for e-auction and Property ID No.	17.08.2026 from 11.00 am to 4.00 pm - For Property No.1 :- ID No. IDIB7642499203A For Property No.2 :- ID No. IDIB7642499203B
Encumbrance	For Property No.1 :- NIL For Property No.2 :- NIL
CERSAI ASSET ID	For Property No.1 :- 200076527960 For Property No.2 :- 200076527642

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. Help Desk No. **8291220220**, E-Mail 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>.

भारतीय बैंक / For INDIAN BANK

Place : Chennai
Date : 28.07.2026

मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager / Authorised Officer
AUTHORISED OFFICER
SME Assets Management Branch, Chennai

