

 Indian Bank इलाहाबाद ALLAHABAD Stressed Assets Management Branch, Chennai	No: 55, Ethiraj Salai, Wellington Estate, 2nd Floor Egmore, Chennai-600 008 Phone : 044 28216711, 28202333 Email: armb2chennai@indianbank.bank.in
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NOTICE OF SALE

(Including for e-auction mode)

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.

From
 Authorised Officer,
 Indian Bank, Stressed Assets Management Branch,
 55, Wellington Estate, II Floor,
 Ethiraj Salai, Egmore,
 Chennai-600 008

To

(1) Mr. N. Selvam, (Borrower/ Mortgagor), 169, Indira Avenue, Ashoknagar, Arappanacherry, Kancheepuram-631502	(2) Mrs. Nirmala S (Co-borrower), 169, Indira Avenue, Ashoknagar, Arappanacherry, Kancheepuram-631502
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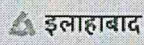
Sub: Your Home Loan Account Nos. 6844503239 and 6844505918 in the name of Mr.N.Selvam and Mrs. Nirmala S with Indian Bank, sterling Road Branch now transferred to Indian Bank SAM Branch Chennai

Mr. N. Selvam and Mrs. Nirmala S availed Two Home loan facility from Indian Bank, Maraimalai nagar Branch (now transferred to Indian Bank SAM Branch Chennai), and the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Properties", failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 06.12.2024 under Section 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 **Mr. N. Selvam and Mrs. Nirmala S** liable to the Bank to pay the total amount due to the tune of **Rs.58,72,330/- and Rs.62,37,349/- totally amounting to Rs.1,21,09,679.00/- (Rupees One Crore Twenty one Lakh Nine Thousand Six Hundred and Seventy Nine Only)** with further interest, costs, other charges and expenses thereon. Both of them failed to make payment despite Demand Notice dated **06.12.2024**.

As **Mr. N. Selvam and Mrs. Nirmala S** failed to make payment despite issuance of Demand Notice dated **06.12.2024**, the Authorized Officer of the Bank issued Possession Notice of the schedule mentioned properties under the Act on **18.02.2025** 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:



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Your statutory right of redemption under Section 13(8) is strictly limited. It shall stand completely extinguished upon the publication of the notice for public auction/sale of the secured assets.

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 due as on **20.09.2026** is **Rs.1,45,68,821.32/- (Rupees One Crore Forty Five Lakhs Sixty Eight Thousand Eight Hundred and Twenty One and Paise Thirty Two Only)** in the account of **Mr. N.Selvam and Mrs. Nirmala S** with further interest, costs, other charges and expenses thereon from **21.09.2026**.

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 08.10.2026 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 **03.10.2026 and 04.10.2026 between 10.00 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 eKYC, the intending Bidders/Purchasers have to transfer the EMD amount in their e-wallet by **08.10.2026** 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, and transfer of EMD in wallet 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 Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other



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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 there for.

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 sale 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 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:



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ALLAHABAD

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Egmore, Chennai-600 008

Phone : 044 28216711, 28202333

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Details/Description of Mortgaged Assets

Property 1:

Mortgaged Asset owned by Mr. N. Selvam - Home Loan A/c No.6844503239 –

Schedule A :-

All that piece and parcel of land of an extent of 3630 Sq. ft. bearing Plot No.1 in the layout known as Ganapathi Nagar in Ward No.D, Block No.45, S. No. 1344, 1343/1, 1345/2, 1341/1, New S.Nos.1341/1A(part), 1341/2, 1343/2, 1342/1B1 and 1342/1B2, TS No.110 of Madhavaram Village, Thiruvallur Taluk and District.

The said land Bounded on the –

North by: Vacant land,

South by: 30 feet wide Road,

East by: Plot No.2,

West by: Road.

Situated within the Registration District of Chennai North and Registration Sub-District of Madhavaram.

Schedule B:- (UDS Particulars)

379 Sq. ft. of undivided share in the property described in Schedule A herein above.

Schedule C:-

A Residential Flat bearing No.A-1 measuring an extent of 983 Sq. ft. in the Ground Floor and covered car parking, Flat named as EMERALD FLATS in the Schedule B mentioned land.



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Property 2:-

Mortgaged Asset owned by Mr. N. Selvam - Home Loan A/c No. 6844505918 –

Schedule A :

All that piece and parcel of land of an extent of 3630 Sq. ft. bearing Plot No.1 in the layout known as Ganipathi Nagar in Ward No. D, Block No.45, S. No. 1344, 1343/1, 1345/2, 1341/1, New Survey Nos.1341/1A(part), 1341/2, 1343/2, 1342/1B1, 1342/1B2, TS No.110 of Madhavaram Village, Thiruvallur Taluk and District.

The said land Bounded on the –
North by : Vacant land,
South by : 30 feet wide Road,
East by : Plot No.2,
West by: Road.

Situated within the Registration District of Chennai North and Registration Sub District of Madhavaram.

Schedule B:- (UDS Particulars)

394 Sq. ft. of undivided share in the property described in Schedule A herein above.

Schedule C:

A Residential Flat bearing No.A-2 measuring an extent of 1020 Sq. ft. in First Floor and covered car parking, Flat named as EMERALD FLATS in the Schedule B mentioned land.

Reserve Price Mortgaged Assets

For Property No.1 (Flat No A1 - GF):- Rs.44.00 Lakhs.
For Property No 2 (Flat No A2 - FF):- Rs.42.00 Lakhs.

EMD

For Property No.1:- Rs.4.40 Lakhs
For Property No 2:- Rs.4.20 Lakhs

Bid Increment Amount

For Property No.1:- Rs.50,000/- (Rs. Fifty Thousand only)
For Property No 2:- Rs.50,000/- (Rs. Fifty Thousand only)

Date, Time for e-auction and Property ID No.

08.10.2026 from 11.00 am to 4.00 pm





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	For Property No.1:- ID No. IDIB6844503239 For Property No 2:- ID No. IDIB6844505918
Prior Encumbrance	NIL
CERSAI ID	For Property No.1:- CERSAI ID 200037047515 For Property No.2:- CERSAI ID 200037047928

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.ebkay@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.ebkay@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>.

Date: 21.09.2026
Place: Chennai



इंडियन बैंक / For INDIAN BANK

मुख्य प्रबन्धक / अधिकृत अधिकारी
Chief Manager / Authorised Officer
दबावग्रस्त आर्स्ति प्रबन्धन शाखा, चेन्नई
Stressed Assets Management Branch, Chennai

AUTHORISED OFFICER
INDIAN BANK.

