

RPAD
WITHOUT PREJUDICE

1. M/S. Sowcar Electricals Pvt Ltds., Rep by its Directors Mr.R.Kaushik & Mrs.Swetha Parekh Plot No.1, Shop No.14,15 &16, V G P Dr.Vimala Nagar, Velachery Main Road, Medavakkam, Chennai – 600 100.	
2.Mr.R.Kaushik S/o.Mr.R.Ramdass Flat No.G2, Block B, plot No.38, The Hive, Savari Nagar Extension, Samanthi Street, Medavakkam, Chennai – 600100	3.Swetha Parekh W/o.Kaushik Flat No.G2, Block B, plot No.38, The Hive, Savari Nagar Extension, Samanthi Street, Medavakkam, Chennai – 600100
4.Mr.R.Kaushik S/o.Mr.R.Ramadass Flat No.G3, Ground Floor, Block No.3, “Ethos Skyline Apartments”, Plot No.1,2, & 3 , Saraswathi Nagar, Medavakkam, Chennai – 600 100.	5. Swetha Parekh W/o.Kaushik Flat No.G3, Ground Floor, Block No.3, “Ethos Skyline Apartments”, Plot No.1,2, & 3 , Saraswathi Nagar, Medavakkam, Chennai – 600 100.
6. Mr.R.Kaushik S/o.Mr.R.Ramadass Flat No.F2, First Floor, Block No.A, Tara Apartments, Plot Nos.1C, 2C, 3C & 4C, Old No.176, New No.39, Devendran Nagar, Vengaivasal, Medavakkam Chennai – 600100.	7. Swetha Parekh W/o.Kaushik Flat No.F2, First Floor, Block No.A, Tara Apartments, Plot Nos.1C, 2C, 3C & 4C, Old No.176, New No.39, Devendran Nagar, Vengaivasal, Medavakkam Chennai – 600100.

Dear Sir/ Madam,

Sub: Account of Sowcar Electrical Pvt Ltd., – E-Auction Sale Notice.

Please find enclosed herewith the E-Auction Sale Notice issued by the undersigned with respect to the securities/ properties as described in the said Notice therein.

This is for your information.

Yours faithfully,

Anil Chetty
Authorized Officer
For IndusInd Bank Limited

GN Chetty Road : IndusInd Bank Limited, 3rd Floor # 115 & 116 , G. N. Chetty Road, T Nagar, Chennai – 600 017.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001, India.

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



[See proviso to Rule 8(6)]
Sale Notice for sale of Immovable Property

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 proviso to Rule 8(6) 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 secured asset is mortgaged/charged to the Secured Creditor, the physical possession of which has been taken on **22.08.2026** by the Authorised Officer of M/s. IndusInd Bank Ltd. The secured creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **16.11.2026** for recovery of **Rs.1,40,88,547.35/- (Rupees One Crore Forty Lakhs Eighty Eight Thousand Five Hundred Forty Seven and Thirty Five paisa Only)** as on **30.09.2026** with further interest at the contractual rate and costs, charges and expenses due to IndusInd Bank Ltd., from the borrower **M/s. Sowcar Electricals Pvt Ltd.**, and guarantors.

Names of Borrower	M/s. Sowcar Electricals Pvt Ltd.,
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Property No.1 of Mr.R.Kaushik, S/o.Mr.Ramdaass, Sale Deed Document No.6857/2011, dated 29-09-2011, SRO Selaiyur.

All that piece and parcel of Residential Flat, bearing Flat No.F2 on the First Floor, Block No.A, of the building known as "Tiara Apartments" plot Nos.1C, 2C, 3C & 4C , Old No.176, New No.39, Devendran Nagar, Vengaiwasal, Medavakkam, Chennai- 600 100, measuring 825 Sq.ft., of Build up area with R.C.C. terraced building including common area and reserved covered car parking , together with 451 Sq.ft., of undivided share of Land out of total extent 10535 Sq.ft., (plot No.1C, measuring 2580 Sq.ft., plot No.2C, measuring 2580 Sq.ft., plot No.3C, measuring 2580 Sq.ft., and plot No.4C, measuring 2795 Sq.ft.), comprised in survey no.34/24B, Patta No.1342, situated at Vengaiwasal Village, Formerly Tambaram Taluk, Now Sholinganalur Taluk, Kancheepuram District, Bounded on

North by : plot no.5D

South by : Vacant Land

East by : Vacant Land

West by : 20 Feet Road

Situate within the Sub Registration District of Selaiyur and Registration District of Chennai South.

Property No.2 of Mr.R.Kaushik, S/o.Mr.Ramdas, Sale Deed Document No.2715/2010, dated 19.04.2010 , SRO of saidapet Joint I

All that piece and parcel of Residential Flat , bearing Flat No.G3 on the Ground Floor, Block No.3 of the building known as "Ethos skyline Apartments" , plot No.1,2, & 3, saraswathi Nagar,

For INDUSIND BANK LIMITED



AUTHORISED OFFICER



GN Chetty Road : IndusInd Bank Limited, 3rd Floor # 115 & 116 , G. N. Chetty Road, T Nagar, Chennai – 600 017.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

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Medavakkam, Chennai – 600 100, measuring 600 Sq.ft., of Built up Area with R.C.C terraced building including common area, together with 422 Sq.ft., of undivided share of Land out of total extent 7671 Sq.ft., (plot No.1 measuring 2302 Sq.ft., plot No.2, measuring 1785 Sq.ft., and plot No.3, measuring 2741 Sq.ft., and passage area measuring 843 Sq.ft.,), comprised in Survey No.338/7, patta No.118, situated at Medavakkam Village , Formerly Tambaram Taluk, now Sholinganalur Taluk, Kancheepuram District, bounded on

North by : 20 Feet Road and Survey No.338/7 part,
 South by : plots in survey No.338/8
 East by : Vacant Land in Survey No.348,
 West by : Vacant Land in Survey No.338/6

Situated within sub Registration District of Saidapet Joint-I and Registration District of Chennai South.

Reserve Price	Property No.1: Rs.43,72,500/- (Rupees Forty Three Lakhs Seventy Two Thousand Five Hundred Only) Property No.2: Rs.31,80,000/- (Rupees Thirty One Lakh Eighty Thousand)
Earnest Money Deposit (10% of Reserve Price)	Property No.1: Rs.4,37,250/- (Rupees Four Lakhs Thirty Seven Thousand Two Hundred and Fifty Only) Property No.2: Rs.3,18,000/- (Rupees Three Lakhs Eighteen Thousand only)
Known encumbrance, if any	NIL to the knowledge of the bank.
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known to the best of knowledge of the Bank.
Inspection of Property	On 09/11/2026 between 11.00 a.m. to 12.00 p.m.
Contact Person and Phone No	Ms.A.Krishnakumari (Authorized Officer) Mobile No: 9342332287, Email id: Krishnakumari.A@Indusind.com , Mr.Kamal Mishra Mobile No.9819820760
Last date for submission of Bid/Bid:	15/11/2026 till 04.00 PM
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://www.bankeauctions.com) on Property No.1: 16/11/2026 from 11.00 am to 12:00 noon. Property No.2: 16/11/2026 from 3.00 pm to 4:00 pm.
Bid increment	Rs.50,000/-

For INDUSIND BANK LIMITED

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IndusInd Bank

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.indusind.com> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Mr. Prabakaran, Contact No. +91 74182 81709

This notice of 30 days is being given to all of you in compliance of Rule 8, sub rule 6 of SARFAESI Rules under the SARFAESI Act 2002

Place: Chennai
Date: 16/10/2026



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Daily Office & Pincode Medavakkam SO(600100)

Booking Office: Teynampet West S.O (600006)
Counter No. 1: 16-10-2026 13:08:01
GSTNo.33AAAGT0284N1Z1 BkgRefID: 2966010816102613518
ChargedWeight(gms) 25 Phy Wt(gms) 25 Vol Wt(gms) NA(L NA B NA H NA)
BaseTariff 29.00
ModeofPayment: SQ (POD/ePOD-Rs 10.00)

Sender	Receiver
KRISHNAKUMARI CHIEF MANAG Mobile No: 1234567890 INDUS IND BANK LTD	SOWCAR ELECTRICALS PVT LTD Mobile No: 1234567890 MEDAVAKKAM
CHENNAI TAMIL NADU-600017	CHENGALPATTU TAMIL NADU-600100

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CHENNAI TAMIL NADU-600017	CHENGALPATTU TAMIL NADU-600100

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CHENNAI TAMIL NADU-600017	CHENGALPATTU TAMIL NADU-600100

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CHENNAI TAMIL NADU-600017	CHENGALPATTU TAMIL NADU-600100

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INVOICE SUMMARY

Booking Ref ID	2966010816102613518
Number of Articles	7
Total Base Tariff	203.00
Total Prepayment	0.00
Total CGST	18.00
Total SGST	18.00
Total IGST	0.00
Total UTGST	0.00
Total Invoice Amount	239.00

Booking Office Name: Teynampet West S.O
Booking Office Pincode: 600006
Booking Office GST No: 33AAAGT0284N1Z1
Booking Date: 16-10-2026 13:03:53

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