IndusInd Bank

IndusInd Bank	**Corporate office** IndusInd Bank Ltd., No.34, G.N. Chetty Road, Chennai-600017 . www.indusind.com ☎ 0442834600 28346301 🖷 04428346312 **State Office** : IndusInd Bank Ltd , **IBL Tower, Old No:492, New No:636, Anna Salai, Nandanam, Chennai – 600035**

E-AUCTION NOTICE

E-Auction Sale Notice for Sale of Immovable Secured Asset under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act,2002 read with proviso to Rule 8(6) /9(1) of the Security Interest(Enforcement) rules,2002.
Notice is hereby given by Authorised Officer of INDUSIND BANK LTD to the public in general and in particular to the borrower and co-borrower/guarantor that the below described Immovable property mortgaged/charged to the secured creditor, the physical possession of which has been taken by the Authorised Officer of INDUSIND BANK LTD Secured Creditor, will be sold on "As is where is", and "Whatever there is" basis The details of the case is as under.

Name of Borrowers/Co-Borrowers/ Guarantors	Borrower : Mr.Venkatesan S/o Madeswaran, Co-borrower : Mallika W/o Venkatesan both of residing at No.287/42, Iyappa Nagar, Pongalur Village, Palladam Taluk, Tiruppur District-641667 Loan No:TKT05357M
Dues As on	**Rs. 2028732.55/-** /- as on 05.10.2026
Date of 13(2) Demand Notice	02.03.2023
Date of Possession	22.09.2025
Description of Property	All Piese and Parcel land with building with bearing Plot No:Senthur Garden, Plot No.49, DTCP No.233/2019, Situated at Pongalur Village, Palladam Taluk, Tiruppur District, S No.149/1, with an exten 630 Sq.feet., bounded on North : 23 feet Layout Road, South : Site No.37,38, East : Site No.48, West : Site No.50
Reserve Price For Property	Rs.9,00,000
Earnest Money for Property	Rs.90,000
Date & Time of Auction	19.11.2026 & From 10 AM to 11. AM
Place of Tender Submission, Tender Open & E Auction	E-Auction through website **https://www.bankeauctions.com**
Last Date for submission of bid	18.11.2026
Bid Increment	Rs.10,000
Contact person and Phone No:	Mr.Veeraragavan & Cell No:7305014585

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TERMS AND CONDITIONS

1. The Action notices conducted by authorized officer under the provisions of SARFAESI ACT with bid through e – auction. Auction /Biding shall be only through "Online Electronic mode" through the website http://www.bankeauctions.com M/s.C1 India Private Limited is service provider to arrange the Platform for e-auction.

2. The Auction is conducted as per the further Terms and conditions of the Bid Documents and as per the procedure set out therein. Bidders may go through the website of Indusind Bank, www.Indusind.com and Website of the service provider http://www.bankeauctions.com for bid documents and details of the secured assets put up for auction/ obtaining the bid form.

3. Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s C1 India Private Limited on http://www.bankeauctions.com contact person Mr.Prabakaran Mob:+91 7418281709 Email Id : support@bankeauctions.com

4. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to, in favor of **"HOMEZ EMI POOLING AC (CFD)"** Account No. **00073564611059,** IFSC: **INDB0000007**, and Branch Address: No. 3, Village Road, Nungambakkam, Chennai-600034. Before submitting bids

5. The intending bidders should also submit a copy of the bid form submitted Online along with the UTR no of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised officer, Indusind Bank Ltd.,No. United India colony Kodambakkam Chennai-

6. On Compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the website of http://www.bankeauctions.com and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules

7. No Person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.

8. The intending participants of the E-Auction may download copies of sale notice, terms and conditions of E-Auction, help manual on operational part of E-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e https://www.bankeauctions.com for the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.

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9. It is the sole responsibility of the bidder to obtain the computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the E-auction service Provider.

10. Bidders are required to comply with KYC norms and provide self-attested KYC documents online as well as offline. The genuinity of the KYC documents is the sole responsibility of the bidder.

11. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers and accordingly shall be rejected.

12. After Expiry of the last date of submission of bids with EMD, Authorized officer shall examine the bids received by him and cofirm the details of qualified bidders (Who have quoted their bids on and above the reserve price and paid the stipulated EMD with the bank along with other factors like valid KYC ets.) to service provider M/s C1 India private limited to enable them to allow only those to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E-Auction Sale notice.

13. Auction will scheduled for an initial period of 60 Minutes followed by unlimited extension of 5 minutes each viz the auction will run for 60 minutes first an in case there is a valid bid received within last 5 minutes the auction will get extended for another 5 minutes. The Process will continue until there are no valid bids during last 5 minutes.

14. In no eventuality the property would be sold below the Reserve Price.

15. The Property Shall be sold to highest bidder subject to acceptance of the bid by the secured creditor.

16. The Successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the E-Auction sale proceedings through the mode of payments mentioned in clause (3). The Successful bidder is advised to note business hours of the Bank to avoid technical issues/default.

17. The balance amount of the purchase money shall be paid to the Authorized officer of Indusind Bank Limited on or before 15th day from the date of E-Auction or Such extended period as agreed upon in writing by the Authorized officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and property shall be resold. The Defaulting bidder shall not have any recourse/ claim against the Bank/ Authorized officer.

18. The EMD of the unsuccessful bidders will be returned on the closure of the E-Auction sale proceedings without interest.

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19. The Successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges all statutory dues payable to government, taxes and rates and outgoing both existing and future relating to the property.

20. The sale Certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount / closing bid amount and other charges if any.

21. The Defaulting purchaser / bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

22. The Property is sold in " AS IS WHERE IS AS IS WHAT IS AND WHATHERVER THERE IS" in all respects an subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/ encumbrances on the property of any authority, besides the Bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the Participating bidder is solely responsible for all future recourses from the date of submission of bid.

23. No claim of whatsoever nature regarding the property put for sale, charges/encumbrance over the Property or on any other matter etc. will be entertained after Submission of the bid / confirmation of sale.

24. The Authorized officer / Bank will not be responsible for any charge, lien, encumbrance, property tax, dues, electricity dues etc., or any other dues to the Government, local authority or anybody in respect of the property under sale.

25. Prospective bidders are advised to peruse the copies of the title deed, if any available with the secured creditor and also carry out their inquires to Satisfy themselves regarding title to the property, marketability, right, interest encumbrances dues if any over the property. It is the sole responsibility of the prospective buyer and no claim against the bank will be entertained.

26. The Authorized officer has the absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale or add/delete / change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc., and without assigning any reason.

27. The E-Auction sale is subject to the confirmation by the secured Creditor / Bank. If the borrower / guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The Successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank / Authorized officer.

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Chennai Office: IndusInd Bank Limited, Consumer Finance Division, Old No.115, 116, New No. 34, G.N. Chetty Road, T. Nagar, Chennai - 600 017, India.
Tel. : 044-2834 6000, 2834 6300 Fax : 044-2834 6312 www.indusind.com
Corporate Office: 8th Floor, Tower 1, One Indiabulls Centre, 841, S.B. Marg, Elphinstone Road, Mumbai - 400 013, India.
Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

28. Indusind Bank Ltd has appointed M/s C1 India Private Limited as service provider who will assist the undersigned in conducting the auction.

29. Prospective bidders may avill online training on e-Auction form M/s C1 India private Limited on M/s C1 India Private Limited on http://www.bankeauctions.com ; contact person Mr.Prabakaran Mob: 7418281709 Email id : support@bankeauction.com.

30. The intending purchasers can inspect the property with prior appointment at his / her expenses on the time and date mentioned above for inspection of the property please contact the Authorized officer Mr.Veeraragavan Mob:7305014585 email. veeraragavan.natarajann@indusind.com

31. The Particulars specified in the Description of the property have been stated to the best of information of the secured creditor and the secured and secured Creditor will not be responsible for any error misstatement or omission.

32. For further details contact the Authorized officer Mr.Veeraragavan Mob: 7305014585 email Id : veeraragavan.natarajann@indusind.com

33. The Submission of the bids shall deem that the intending bidders have taken all precautions and satisfied themselves with respect to the conditions of the secured assets and the terms and conditions of the auction, It shall not be open for the intending bidders to raise any issue after having submitted the bids and / or participated in the sale proceedings.

IMPORTANT INSTRUCTIONS

Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither Indusind Bank limited nor service provider will be responsible for any failure/lapse (power failure internet failure etc.,) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/ alternatives such as backup power supply etc., required so that they are able to prevent such situation and continue to participate in the auction, successfully. As per new inter-operability guideline released by the controller of certifying Authorities. (CCA) the Secured socket layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm Compliant. For the Same the users have to ensure that they have widows XP (SP3) windows vista/windows 7 installed in their respective PC/Laptop.

This is also a notice to the borrower / guarantor of the above loan about holding of the sale on the above mentioned date if their outstanding dues are not repaid in full

Authorized officer

Place : Chennai

Chennai Office: IndusInd Bank Limited, Consumer Finance Division, Old No.115, 116, New No. 34, G.N. Chetty Road, T. Nagar, Chennai - 600 017, India.
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