इंडियन बैंक Indian Bank — SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

STRESSED ASSETS MANAGEMENT BRANCH - CHENNAI
55, Ethiraj Salai, Zonal Office Building II Floor, Wellington Estate, Egmore, Chennai - 08. Telephone : 044-28216711. email : armb2chennai@indianbank.bank.in

APPENDIX IV-A [See Proviso to rule 8(6)]

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 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Guarantor(s) that the schedule mentioned immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officers of respective accounts of Indian Bank, the Secured Creditor, will be sold on **"As is where is", "As is what is"** and **"Whatever there is"** basis for recovery of amount due specified for each of the accounts thereto, which is due to payable to the secured creditor, with further interest, costs, other charges and expenses thereon.

1. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s. SKS Hotel and Holding Private Limited, Door No.42, 35th Cross Street, Besant Nagar, Chennai, Tamilnadu - 600 090, Also at : No.79, CP Ramaswamy Road, Alwarpet, Chennai, Tamilnadu - 600 018. **(2) Mrs. Krithika Subramanian, (Director/Guarantor/ Mortgagor),** No.20/28, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090, Also at : Old No.104/1, Dr. Ranga Road, Mylapore, Chennai - 600 004, Also at : 17/10, ARK Colony, Eldams Road, Alwarpet, Chennai - 600 018, Also at : Plot No.29, 35th Cross Street, Besant Nagar, Chennai - 600 090. **(3) Mr. Sumanth Subramanian, (Director/ Guarantor),** No.20/28, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090. **(4) Mr. Subramanian Sriman Aditya, (Additional Director),** No.20/28, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090.

(1) Mrs. Krithika Subramanian, (Borrower), No.20/28, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090, Also at : Plot No.20, Old Door No.20, New Door No.31/1, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090. **(2) Mr. Sumanth Subramanian, (Co-borrower),** No.20/28, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090, Also at : Plot No.20, Old Door No.20, New Door No.31/1, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090. **[Branch Name : Indian Bank, Anna Salai Branch (now transferred to SAM Large Branch, Chennai)]. TOTAL AMOUNT DUE TO THE BANK AS ON 28.10.2026 : Rs.18,29,22,463.55 (Rupees Eighteen crores twenty nine lakhs twenty two thousand four hundred sixty three and paise fifty five only)** with further interest from 29.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : Mortgaged property in the name of Mrs. Krithika Subramanian : All that piece and parcel of land measuring a extent of 1 Ground and 1442.5 Sq. ft. (3842.5 Sq. ft.) together with building thereon at Plot No.20, Old Door No.20, New Door No.31/1, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090, comprised in Old R.S. No.12 Part, T.S. No.20/2, L.A. No 109/63, Block No.16, Urur Village, Velachery Taluk (earlier Mylapore-Triplicane Taluk). Measuring - East to West on the Northern side : 30 feet, on the Southern side : 28 feet, North to South on the Eastern side : 132 feet, on the Western side : 133 feet. Lying within the Registration District of Chennai South and Sub-Registration District of Adyar. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Symbolic**

RESERVE PRICE : Rs.1425.00 Lakhs | Bid increment : Rs.10,00,000/- | PROPERTY ID NO. : IDIB7338252831 | EMD : Rs.142.50 Lakhs

2. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s. CODE, (Borrower), Proprietrix : Mrs. Krithika Subramanian, Old No.104/1, Dr. Ranga Road, Mylapore, Chennai - 600 004, Also at : 17/10, ARK Colony, Eldams Road, Alwarpet, Chennai - 600 018, Also at : Plot No.29, 35th Cross Street, Besant Nagar, Chennai - 600 090. **(2) Mrs. Krithika Subramanian, (Proprietrix/Guarantor/ Mortgagor),** Old No.104/1, Dr. Ranga Road, Mylapore, Chennai - 600 004, Also at : 17/10, ARK Colony, Eldams Road, Alwarpet, Chennai - 600 018, Also at : Plot No.29, 35th Cross Street, Besant Nagar, Chennai - 600 090, Also at : No.20/28, Urur Olcott Kuppam Road, Besant Nagar, Chennai - 600 090. **(3) Mr. Sumanth Subramanian, (Guarantor),** Plot No.29, 35th Cross Street, Besant Nagar, Chennai - 600 090. **[Branch Name : Indian Bank, Sterling Road Branch (now transferred to SAM Large Branch, Chennai)]. TOTAL AMOUNT DUE TO THE BANK AS ON 28.10.2026 : Rs.16,42,61,610.87 (Rupees Sixteen crores forty two lakhs sixty one thousand six hundred ten and paise eighty seven only)** with further interest from 29.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : Mortgaged Asset owned by Mrs. Krithika Subramanian : All that piece and parcel of the property bearing Old No.S-29, New No.42, 35th Cross Street, Besant Nagar, Chennai - 600 090, situated at Plot No.29, comprised in Town Survey No.46 part, Block No.16, situated at Urur Village, Velachery Taluk (earlier Mylapore-Triplicane Taluk), Chennai District measuring 208.13 Sq. mtrs together with the building existing thereon or thereabouts. Measuring - On the North : 17.20 metre, on the South : 18.50 metre, on the East : 11.90 metre, on the West : 9.75 metre, and North West Splay : 2.1 metre. Situated within the Registration District of Chennai South and Sub-Registration District of Adyar. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Symbolic**

RESERVE PRICE : Rs.923.00 Lakhs | Bid increment : Rs.10,00,000/- | PROPERTY ID NO. : IDIB7321938714 | EMD : Rs.92.30 Lakhs

3. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s. VMC Exports Pvt. Ltd., (Borrower), Represented by its Directors : Dr. Arumugam V & Mrs. Saranya C, No.10/21 G, Thiru Vi Ka Street, Pallavaram, Chennai - 600 043. **(2) Dr. Arumugam V, (Director cum Mortgagor),** No.10/21 G, Thiru Vi Ka Street, Pallavaram, Chennai - 600 043. **(3) Mrs. Saranya C (Director),** 10/118, Thiru Vi Ka Nagar, Harur, Dharmapuri, Tamilnadu - 636 903. **(4) Dr. Sharmila T, (Guarantor cum Mortgagor),** No.10/21 G, Thiru Vi Ka Street, Pallavaram, Chennai - 600 043. **(5) Mrs. Shanmugam Vellaimurugan, (Guarantor),** H4, Saphire Block, Basyam Navaratha Apartment, 300/1, Thiruneermalai Main Road, Chromepet, Kancheepuram - 600 044. **[Branch Name : Indian Bank, Poonamallee Branch (now transferred to SAM Large Branch, Chennai)]. AMOUNT DUE TO THE BANK AS ON 29.10.2026 : Rs.6,57,36,345.48 (Rupees Six crores fifty seven lakhs thirty six thousand three hundred forty five and paise forty eight only)** with further interest from 30.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : Mortgaged Asset in the name of Mr. V. Arumugam : All the piece and parcels of land measuring an extent of 55 Cent comprised in Gramanatham Survey No.137/3, New Survey No.137/3B2 as per New Survey No. 137/3B2A, as per New Natham Survey No.137/25, situated at Harur Village, Harur Taluk, Dharmapuri District. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

Note :- As per actual measurement, the extent of the said immovable property is 49.4 Cent and hence the Reserve Price fixed accordingly.

RESERVE PRICE : Rs.720.00 Lakhs | Bid increment : Rs.5,00,000/- | PROPERTY ID NO. : IDIB7155856362 | EMD : Rs.72.00 Lakhs

4. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s. Nafisa Overseas, Represented its Partners : (a) Mr. S. Galeel Rahman & (b) Mr. S. Sirajuddin, No.29,1st Floor, Wuthukattan Street, Periamet, Chennai - 600 008, **Also at** : No.73/1A3, Konamedu Industrial Estate, Valayampet, Vaniyambadi, Vellore (District) - 635 751. **(2) Mr. S. Galeel Rahman, (Partner/Guarantor/Mortgagor of M/s. Nafisa Overseas) & (Proprietor/Guarantor/Mortgagor of M/s. Safa Leathers),** S/o M.B. Sulaiman, 21, Thirumalaiappan Street, Purasawalkam, Chennai - 600 008. **(3) Mr. Sirajuddin, (Partner/Guarantor/Mortgagor),** No.53, C.N. Street, New Town, Vaniyambadi, Vellore District, Pin - 635 751, Tamilnadu. **(4) Mr. M.B. Sulaiman, (Since deceased) Represented by his legal heirs - Mr. S. Galeel Rahman & Mr. S. Sirajuddin,** 1/398, Mogappair East, Dr. J.J.Nagar, Chennai - 600 037. **(5) M/s. Safa Leathers, (Borrower), Proprietor : Mr. S. Galeel Rahman,** No.29, First Floor, Wuthukattan Street, Periamet, Chennai - 600 008. **[Branch Name : Indian Bank, Guindy Branch (now transferred to SAM Large Branch, Chennai)]. TOTAL AMOUNT DUE TO THE BANK AS ON 25.10.2026 : Rs.57,71,61,566.53 (Rupees Fifty seven crores seventy one lakhs sixty one thousand five hundred sixty six and paise fifty three only) (M/s. Nafisa Overseas - Rs.41,43,22,470.84 and M/s. Safa Leathers - Rs.16,28,39,095.69)** with further interest from 26.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : Property No.1 - Mortgaged Asset standing in the name of Mr. S. Galeel Rahman : All that piece and parcel of EM property of land admeasuring 36624 Sq. ft. (84 Cents) situated at Old S. No.165/2 (P), New S. No.183/16 & 17, Kannivakkam Village, Perumattunallur Panchayat, Kanchipuram District, Pin - 603 202 and situated within the Registration District of Chengalpet and Sub-Registration District of Thiruporur vide Sale Deed No.9221 of 2007 dated 19.09.2007. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.104.00 Lakhs | Bid increment : Rs.1,00,000/- | PROPERTY ID NO. : IDIB6084426175 | EMD : Rs.10.40 Lakhs

Property No.2 - Mortgaged Asset standing in the name of Mr. S. Galeel Rahman : All that piece and parcel of EM property of residential Flat No.F6 in the First Floor in "Goutham Flats" measuring plinth area of 775 Sq. ft. together with undivided share of land measuring 479 Sq. ft. out of 9630 Sq. ft. at Plot No.444 and Plot No.445, Ramnagar North, Madipakkam, Tambaram Taluk, Kanchipuram District, Chennai, comprised S. No.61/1, 61/2, New Survey No.64/1C, Old Paimash No.1264/4 and 1265/16 measuring North to South on the Eastern & Western sides of Madipakkam Village, Tambaram Taluk, Kancheepuram District. (Flat No.F6 in the First Floor in "Goutham Flats" measuring plinth area of 775 Sq. ft. together with undivided share of land measuring 479 Sq. ft. out of 9630 Sq. ft.) SRO - Velacheri, 36, Orandiamman Koil Street, near Police Station, Velacheri, Chennai - 600 091 and situated within the Registration District of Chennai South and Sub Registration District of Velachery vide Sale Deed No.6804 of 2011 dated 17.11.2011. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.38.00 Lakhs | Bid increment : Rs.50,000/- | PROPERTY ID NO. : IDIB6315840383 | EMD : Rs.3.80 Lakhs

5. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s Dharani Trading Co., (Borrower), No.13, 2nd Street, BHEL Colony, Madanandapuram, Porur, Chennai - 600 125. **(2) Mr S D Suresh Kumar, (Sole Proprietor/Mortgagor),** S/o Mr. Dharmalingam, No B-5, Ambal Nagar Extension, Kovur, Chennai - 600 112. **Also at :** No.3, Kamarajar Nagar, West Saidapet, Chennai - 600 015. **[Branch Name : Indian Bank, Vadapalani Branch (now transferred to SAM Branch, Chennai)]. AMOUNT DUE TO THE BANK AS ON 28.10.2026 : Rs.5,70,26,886.85 (Rupees Five crores seventy lakhs twenty six thousand eight hundred eighty six and paise eighty five only)** with further interest from 29.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : All that piece and parcel of the land comprised in Survey No.368/3 (measuring 2.26 Acres) as per Patta No.625, present Survey No.368/3B in Old Village No.56, New Village No.57, Kattrampakkam Village, Sriperumbudur Taluk, Kancheepuram District, measuring 80 Cents (0.32.50 Hectares) and the shed constructed thereon. Within the limits of Kattrampakkam Panchayat with in Sriperumbudur Muncipality Union and situated within the Sub Registration District of Sriperumpudur and Registration District of Chengalpet. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.95.00 Lakhs | Bid increment : Rs.50,000/- | PROPERTY ID NO. : IDIB6683651098 | EMD : Rs.9.50 Lakhs

Date and Time of Inspection of the Properties & related documents for S. Nos.1 to 5 : 04.11.2026 to 05.11.2026 between 10.00 a.m. and 4.00 p.m.

6. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s. Nagoor Andavar Enterprises, (Borrower), Proprietor : Mr. Seeni Naina Mohamed, No.47, Subramania Swamy Nagar, 3rd Cross Street, Valasaravakkam, Chennai - 600 087. **(2) Mr. Seeni Naina Mohamed, (Proprietor),** No.47, Subramania Swamy Nagar, 3rd Cross Street, Valasaravakkam, Chennai - 600 087. **(3) Mr. N Shagul Hameed, (Guarantor/ Mortgagor), Office Address :** No.5/11, Subramania Swamy Nagar, 3rd Street, Valasaravakkam, Chennai - 600 087. **[Branch Name : Indian Bank, Valasaravakkam Branch (now transferred to SAM Branch, Chennai)]. TOTAL AMOUNT DUE TO THE BANK AS ON 30.10.2026 : Rs.1,05,47,294.76 (Rupees One crore five lakhs forty seven thousand two hundred ninety four and paise seventy six only)** with further interest from 31.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : tem No.1 : Vacant Plot No.51, 52, 53, 87 and 88, Original Survey No.33/3, New Survey No.33/3A -15 Cents, Survey No.33/3, 33/3A measuring 2.¼ Cents, Survey No.33/3 and 33/3A measuring 1.5/8 Cents, Survey No.33/3 and 33/3A measuring 2.¾ Cents, total measuring all 21.5 Cents i.e 9428.5 Sq. ft., Melamadai Village, Madurai North Taluk and Madurai District in the name of Mr. N. Shagul Hameed vide Sale Deed Doc. No.3016 of 2009 dated 08.10.2009. **Item No.2 :** Original Survey No.33/3, New Survey No.33/3A, vacant Plot No.84 measuring 10 Cents i.e 4360 Sq. ft. and Plot No.86 measuring 10.¾ Cents i.e 4580 Sq. ft., total 8940 Sq. ft., at Melamadai Village, Madurai North Taluk and Madurai District in the name of Mr. N Shagul Hameed vide Sale Deed Doc. No.3217 of 2009 dated 08.10.2009. As per record total admeasuring area 18368.50 Sq. ft. but as per patta total admeasuring area 16248 Sq. ft. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.84.00 Lakhs | Bid increment : Rs.50,000/- | PROPERTY ID NO. : IDIB6040874853 | EMD : Rs.8.40 Lakhs

7. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) M/s Madras Sportz, (Borrower in respect of OCC and Term loan facilities), Proprietor : Mr. K. Sridhar, No.4A, Self Help Industrial Estate, Keelkatalai, Chennai - 600 117, **Also at :** 13, Sigru Complex, Thanigachalam Road, T. Nagar, Chennai - 600 017. **(2) Mr. K. Sridhar, (Proprietor/Mortgagor in respect of OCC and Term loan facilties),** S/o S. Kalivardhan, No.49, Kubera Munuswamy Street, Nanganallur, Chennai - 600 061. **(3) Mrs. T. Mangayarkarasi, (Guarantor/Mortgagor in respect of OCC and Term loan),** W/o K. Sridhar, No.49, Kubera Munuswamy Street, Nanganallur, Chennai - 600 061. **[Branch Name : Indian Bank, Ethiraj Salai Branch (now transferred to SAM Branch, Chennai)]. TOTAL AMOUNT DUE TO THE BANK AS ON 29.10.2026 : Rs.3,62,97,351/- (Rupees Three crores sixty two lakhs ninety seven thousand three hundred and fifty one only)** with further interest from 30.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : Property 1 : Flat No.G1, in the Ground Floor, Block-B having a super built up area of 1300 Sq. ft (including common area and common shares) along with covered car parking slot No.G-1 in the flat named as "I-5 Enclave" together with 590 Sq. ft undivided share in all that piece and parcel of land measuring 1675.50 Sq. ft bearing Sub Divided Plot No.10B and 50% right in common passage of 623 Sq. ft (totally measuring of 1987 Sq. ft) in "Narayanapuram" comprised in Old Survey No.215/3, Patta No.2092 as per Patta New Survey No. 215/3C, situated at No.6, Nandivaram Village, Chengalpattu Taluk & District belongs to Mrs. Mangayarkarasi. Situated within the Sub Registration District of Guduvanchery and Registration District of Chennai South. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.48.09 Lakhs | Bid increment : Rs.50,000/- | PROPERTY ID NO. : IDIB7027627340C | EMD : Rs.4.81 Lakhs

Property 2 : All that piece and parcel of vacant land measuring an extent of 2400 Sq. ft. bearing Plot No.98, land measuring an extent of 2400 Sq. ft. bearing Plot No.99 and land measuring an extent of 2400 Sq. ft. bearing Plot No.107 in the layout known as "Annai Gangammal Nagar Extension" vide D.T.C.P No.255/1983, comprised in Survey No.395/62, 395/61 and 401/1C, Patta Nos.3271 & 3281, as per Patta New Survey No.395/62, 395/61B and 401/1C2, situated at No.46, Siru Puzhul Pettai Village, Gummidipoondi Taluk, Thiruvallur District belongs to Mr. K. Sridhar. Lands admeasuring - **Plot No.98 (2400 Sq. ft.) -** North to South on the Eastern side : 60 feet, North to South on the Western side : 60 feet, East to West on the Northern side : 40 feet, East to West on the Southern side : 40 feet. **Plot No.99 (2400 Sq. ft.) -** North to South on the Eastern side : 60 feet, North to South on the western side : 60 feet, East to West on the Northern side : 40 feet, East to West on the Southern side : 40 feet. **Plot No.107 (2400 Sq. ft.) -** North to South on the Eastern side : 60 feet, North to South on the Western side : 60 feet, East to west on the Northern side : 40 feet, East to West on the southern side : 40 feet. In all admeasuring a total extent of 7200 Sq. ft., situated within the Registration District of Chennai North and in the Sub-Registration District of Gummidipoondi. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.44.06 Lakhs | Bid increment : Rs.50,000/- | PROPERTY ID NO. : IDIB7027627340D | EMD : Rs.4.41 Lakhs

8. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS : (1) Mr. L. Prathapan, (Borrower/Mortgagor), S/o Mr. R. Loganathan, 5/2, Rajaji Street, Reddy Kuppam Road, Saidapet, Chennai - 15, **Also at :** I146, SBIOA Unity Enclave, I Block, 14th Floor, Door No.6, Mambakkam, Chennai - 600 127. **(2) Mrs. J. Padma Kalyani, (Guarantor),** W/o Mr. L. Prathapan, 5/2, Rajaji Street, Reddy Kuppam Road, Saidapet, Chennai - 15, **Also at :** I146, SBIOA Unity Enclave, I Block, 14th Floor, Door No.6, Mambakkam, Chennai - 600 127. **[Branch Name : Indian Bank, Ashok Nagar Branch (now transferred to SAM Branch, Chennai)]. AMOUNT DUE TO THE BANK AS ON 29.10.2026 : Rs.3,69,50,275.96 (Rupees Three crores sixty nine lakhs fifty thousand two hundred seventy five and paise ninety six only)** with further interest from 30.10.2026 costs, other charges and expenses thereon.

SHORT DESCRIPTION OF THE PROPERTY : Property 1 - Schedule A : All that piece and parcel of property measuring 6 Cents out of 11 Cents or 2551 Sq. ft., Thiruvallur Street, in Survey No.94, present Survey No. 94/2A3A1A2 in No.173, Selayur Village, Tambaram Taluk, Kanchipuram District. This property is situated with in the Sub Registration District of Selaiyur and Registration District of Chennai South. **Schedule B :** 120 Sq. ft. undivided share of land in the Schedule A property. **Schedule C :** Flat No.S3, in the 2nd Floor of the building "Lakshmi Saroja Residency" having super built up area of 470 Sq. ft. which will be inclusive of the share in the common service area and covered car parking Ground Floor. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.18.00 Lakhs | Bid increment : Rs.10,000/- | PROPERTY ID NO. : IDIB462584738A | EMD : Rs.1.80 Lakhs

Property 2 - Schedule A : All that piece and parcel of land and building in Zamin Mambalam Village, Mambalam Guindy Taluk, Chennai District, comprised in T.S. No.57, Block No.34, land measuring 2880 Sq. ft. bearing Old No.7 then No.27 and now bearing New No.44, Reddy Kuppam Road, Saidapet, Chennai - 600 015. Having a linear measurement of - 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 48 feet, North to South on the Western side 48 feet. And situated within the Sub-Registration District of Theyagarayanagar and Registration District of South Chennai. **Schedule B :** 150 Sq. ft. of undivided share of land in the Schedule A property. **Schedule C :** Flat in Basement floor bearing No.27/1A measuring 600 Sq. ft., plinth area as per specifications. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Symbolic**

RESERVE PRICE : Rs.30.00 Lakhs | Bid increment : Rs.10,000/- | PROPERTY ID NO. : IDIB462584738B | EMD : Rs.3.00 Lakhs

Property 3 - Schedule A : All that piece and parcel of vacant land bearing Plot No.19 Part, situated at No.3, Kilambakkam Village, Urapakkam Panchayat, Kattankulathur Panchayat Union, Chengleput Taluk, Kanchipuram District, (MMDA for the layout in letter No. PPD/LO. No.44/85 revised PPD/LO No.82/44, Letter No. D2/2781/83 dated 27.05.1985) comprised in Survey No.209/3 (as per patta bearing No.209/9) measuring to an extent of 952 Sq. ft. out of 1904 Sq. ft. or thereabouts. Admeasuring - East to West on the Northern side 17 feet. East to West on the Southern side 17 feet, North to South on the Eastern side 56 feet, North to South on the Western side 56 feet. And within the Registration District of Chennai South and Sub Registration District of Guduvancherry. **Schedule B :** 277 Sq. ft. undivided share in all that piece and parcel of land described in the Schedule A supra. **Schedule C :** Flat No. S1 in the Second Floor having a super built up area of 1044 Sq. ft. which will be inclusive of the share in the common service area with a covered car park marked Bay-2. **Prior Encumbrance known to the Bank : Nil. TYPE OF POSSESSION : Physical**

RESERVE PRICE : Rs.33.30 Lakhs | Bid increment : Rs.10,000/- | PROPERTY ID NO. : IDIB462584738C | EMD : Rs.3.33 Lakhs

Date and Time of Inspection of the Properties & related documents for S. Nos.6 to 8 : 11.11.2026 to 12.11.2026 between 10.00 a.m. and 4.00 p.m.

DATE AND TIME OF E-AUCTION : 20.11.2026 BETWEEN 11.00 A.M. AND 4.00 P.M.

Last Date for submission of Tender form/EMD : 20.11.2026

Bidders are advised to visit the website **(https://www.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.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://www.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://www.baanknet.com.**

Date : Sl. Nos.1, 2 & 5 : 29.10.2026 / Sl. No.3 : 30.10.2026 / Sl. No.4 : 26.10.2026 / Sl. Nos.6, 7 & 8 : 31.10.2026
Place : Chennai

AUTHORISED OFFICER, INDIAN BANK.

GIC HOUSING FINANCE LTD.

Regd. Office : National Insurance Building, 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400 020.
Chennai Branch Address: Khivraj Complex-II, 2nd Floor, No.480, Anna Salai, Opp.Govt. Arts College, Nandanam, Chennai - 600035 | **Ph:** 044 42034896/ 044 42034897/ 044 42034899 | **Email.id:** Chennai@gichfindia.com

DEMAND NOTICE

(IN PURSUANCE WITH SECTION 13(2) OF THE SARFAESI ACT, 2002)

GIC Housing Finance Ltd. (GICHFL) has sanctioned loans to the following borrowers for residential premises by creating equitable mortgage and in favour of **GICHF Ltd.** The repayment of the loan(s) is irregular and the account(s) is finally classified as Non-Performing Asset in accordance with directions and guidelines of National Housing Bank.
GICHF Ltd has therefore invoked its rights under section 13(2) of the SARFAESI Act, 2002 and called upon the borrowers to repay the total outstanding mentioned in notice **within 60 days** from the date of demand notice in pursuance to Rule 3 of Security Interest (Enforcement) Rule 2002. The borrowers have not acknowledged receipt of the notice. The following borrowers are hereby called upon again publicly to pay the total dues mentioned against them, plus the charges & interest accrued till date within **60 days** from today failing which GICHF Ltd shall resort to all or any of the legal rights to **take possession** of the premises, dispose it and adjust the proceeds against the overdue amount. The borrowers are also restrained from alienating or creating third party interest on the ownership of the properties.

Sr. No.	File no/ Name of the Borrower(s)/Co-Borrower(s) & Guarantors	Date Of NPA	Address of the property mortgaged	Outstanding amt. as per 13/2 Notice	Demand Notice Date
			CHENNAI BRANCH		
01	TN0050110002646 M KRITHIKA (BORROWER) R V SRINIVASAN (CO-BORROWER)	10-10-2026	Sangeetha Happy Homes, Plot No. 38, Flat No. S-1, 2nd Floor, Madhavi Street, Sri Sastha Nagar, Menambedu, Ambattur, Chennai - 600053. **BOUNDED ON - North by:** Plot No. 37, **South by:** Plot No. 39, **East by:** 25 Feet Wide Road (Madhavi Street), **West by:** Vacant Land. **MEASURING-** Flat No. S-1, Second Floor Together with UDS Of 510 Sq.ft And Super Built-up Area Of 955 Sq.ft With Amenities There On and With Covered Car Parking.	Rs. 29,79,800/-	14-10-2026

THIS NOTICE WILL ALSO BE PASTED ON THE MORTGAGED PROPERTY

Date : 03.11.2026 | Place : Chennai — **For GIC Housing Finance Ltd., Sd/-Authorised Officer**

ICICI Bank

Branch Office: ICICI Bank Limited, SP-24, Ambattur Industrial Estate, Chennai- 600058

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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.
This 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 possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Somasundaram V (Borrower) Mrs. Dhanalakshmi S M/s. ASVSP Retail Chain Private Limited (Co-Borrower) Loan Account No. LBCHE00006061562	Door No. 88A, T I Cycles, Teachers Colony, Nehru Street, Ambattur Village & Taluk, Chennai- 600053. Residential House Land Area 3200 Sq.ft., Built-up Area 2450 Sq.ft.,	Rs. 4,11,54,628/- As on October 29, 2026),	Rs. 2,20,00,000/- / Rs. 22,00,000/-	November 09, 2026 From 11:30 AM To 12:30 PM	November 25, 2026 From 10:30 AM To 11:30 AM
2.	Mr. G Venkata Rao (Borrower) Mrs. Jayashree B (Co-Borrower) Loan Account No. LBCHE00005410542	Flat No. S1 @ Second Floor (Unit-F As Per Doc), Mullai Flats, Ganapathy Street, M.R.Garden, Vasantham Nagar, Paruthipattu, Chennai- 600054 Residential Flat 2 bhk Super Built-up Area- 1030 Sq.ft., Uds 599 Sq.ft.,	Rs. 36,24,960/- as on October 29, 2026).	Rs. 32,50,000/- / Rs. 3,25,000/-	November 10, 2026 From 11:30 AM To 12:30 PM	November 25, 2026 From 10:30 AM To 11:30 AM
3.	Mr. Sivaraj A (Borrower) Mrs. Kalaiselvi A (Co-Borrower) Loan Account No. LBCHE00005116452, LBCHE00005116438	Plot No.133, "S.M.G. Nagar", No. 54, Sekkizhar Street, Sevilimedu Village, Kancheepuram Taluk, Kancheepuram District- 631502 Residential House, Land Area 2853 Sq.ft., Build-up Area 5068.46	Rs. 98,82,852/- As on October 29, 2026).	Rs. 1,10,00,000/- / Rs. 11,00,000/-	November 11, 2026 From 11:30 AM To 12:30 PM	November 25, 2026 From 10:30 AM To 11:30 AM
4.	Mr. K. Karunakaran (Borrower) Mrs. Prema (Co Borrower) Loan Account No. LBCHE00003166476	Survey No.232/4B1PT, DTCP No. 73/2015 Vide Letter 71/2015/ T. VA. MA 2, Plot No.1, 3,,4,&.5, Situated At No. 101, Nayapakkam Village, Thiruvallur Taluk And District, Vacant Plot Plot No-1 – Land Measuring 2040 Sq.ft Plot No.3 - Land Measuring 2708 Sq.ft Plot No.4 – Land Measuring 2388 Sq.ft Plot No.5 – Land Measuring 3172 Sq.ft In All Land Measuring To An Extent 10308 Sq.ft.	Rs. 2,76,45,669/- As on October 29, 2026).	Rs. 50,50,000/- / Rs. 5,05,000/-	November 12, 2026 From 11:30 AM To 12:30 PM	November 25, 2026 From 10:30 AM To 11:30 AM
5.	Mr. Senthil Kumaran V K (Borrower) Mrs. Poonkuzhali (Co Borrower) Loan Account No. LBCHE00003279220	Survey No.232/ 4B1PT, DTCP No. 73/2015 Vide Letter 71/2015/ T.VA. MA2, Plot No.6, 7,8,9 &10, Situated At No. 101, Nayapakkam Village, Thiruvallur Taluk And District Vacant Plot Plot No-6 – Land Measuring 1815 Sq.ft Plot No.7 - Land Measuring 2030 Sq.ft Plot No.8 – Land Measuring 1977.5 Sq.ft Plot No.9 – Land Measuring 1925 Sq.ft Plot No.10 – Land Measuring 1860 Sq.ft In All Land Measuring To An Extent 9607.5 Sq.ft.	Rs. 2,33,65,614/- As on October 29, 2026)	Rs. 47,00,000/- / Rs. 4,70,000/-	November 13, 2026 From 11:30 AM To 12:30 PM	November 25, 2026 From 10:30 AM To 11:30 AM
6.	Mr. Raaju Sadayappan (Borrower) Mrs. Mahalakshmi Raju (Co-Borrower) Loan Account No. LBCHE00002049495 LBCHE00002061060	Flat No. 808, 8th Floor, Tower –h 8, New No. 135, (Old No. 180), Arun Excello- Temple Green Heights- Phase- II, Mathur Village, Sriperumbudur Taluk, Kanchipuram- 602105. Residential Flat 1bhk Super Built-up Area 695 Sq.ft., Uds 233.5 Sq.ft.,	Rs. 43,48,913/- As on October 29, 2026),	Rs. 15,50,000/- / Rs. 1,55,000/-	November 16, 2026 From 11:30 AM To 12:30 PM	November 25, 2026 From 10:30 AM To 11:30 AM

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till November 24, 2026 before 05:00 PM failing which, this/these secured asset/s will be sold as per schedule.
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, SP-24, Ambattur Industrial Estate, Chennai- 600058 on or before November 24, 2026 before 03:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before November 24, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, SP-24, Ambattur Industrial Estate, Chennai- 600058 on or before November 24, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Chennai.
For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 7550214251.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: November 03,