इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

INDIAN BANK, NEELANKARAI BRANCH
No.4/112, East Coast Road, Neelankarai,
Chennai - 600 115. Telephone : 044-2449 1828.
email : neelankarai@indianbank.bank.in

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. Sakthivel N, (Borrower and Mortgagor), S/o Mr. Nachimuthu, **Registered Address :** No.90/133, Ground Floor, Kams Avenue, Coral Merchant Street, George Town, Mannady, Chennai - 600 001.	**(2) Mrs. N. Saraswathi, (Co-Borrower),** W/o Mr. Nachimuthu, Registered Address : 2/46, Alamarathuppatti, Meenatchivalasu Modakkur (West), Karur, Tamil Nadu - 639 207.

Sub : Your Loan Account No.7725977335 of Mr. Sakthivel N and Mrs. N. Saraswathi with Indian Bank, Neelankarai Branch.

Mr. Sakthivel N and Mrs. N. Saraswathi availed loan facility from Indian Bank, Neelankarai Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. Sakthivel N and Mrs. N. Saraswathi** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **02.06.2025** 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 **Mr. Sakthivel N and Mrs. N. Saraswathi** liable to the Bank to pay the amount due to the tune of **Rs.74,70,560/- (Rupees Seventy four lakhs seventy thousand five hundred and sixty only)** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **02.06.2025.**

As **Mr. Sakthivel N and Mrs. N. Saraswathi** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **12.08.2025** 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:

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, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **04.11.2026** is **Rs.87,44,201/- (Rupees Eighty seven lakhs forty four thousand two hundred and one only)** with further interest, costs, other charges and expenses thereon from 05.11.2026.

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 26.11.2026 from 10.00 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 **19.11.2026 to 20.11.2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://www.baanknet.com**) by using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **11.11.2026 to 26.11.2026.**

The intending Bidders/Purchasers are requested to register with online portal (**https://www.baanknet.com**) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/Purchasers have to transfer

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Authorised Officer
Thousand Lights Branch

the EMD amount in their e-Wallet before the e-Auction Date and time in the portal. The registration, eKYC 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://www.baanknet.com) for depositing in bidders e-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
6120612786 e-auction EMD account, Chennai South Zone	Indian Bank, EthirajSalai Branch, IFSC- 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	All that piece and parcel of land measuring an extent of 1176 Sq. ft. out of 1960 Sq. ft. bearing Plot No.91, comprised in Survey No.63/22 in the layout named as "E.V.P. Prabha Avenue" at Village - Kolathuvanchery, Taluk-Kundrathur, Dist-Kancheepuram within the Registration District of Chennai South and SRO Saidapet Joint-1. An extent of 267 Sq. ft. undivided share of land out of 1176 Sq. ft. more described in Schedule A of property. Residential Flat measuring an extent of 1058 Sq. ft. super built-up area including common area bearing Flat No.T-2 in the Third Floor of the flats named as "SAI PRABHU FLATS". Bounded on the - North by : 30 feet Road, South by : Plot No.127 Part,128, 129, 130 Part, East by : Plot No.92, West by : Plot No.90. Measuring - East to West on the Northern side by : 35 feet, East to West on the Southern side by : 35 feet, North to South on the Eastern side by : 56 feet, North to South on the Western side by : 56 feet.
Reserve Price	**Rs.55.00 Lakhs**
EMD	**Rs.5.50 Lakhs**
Date, Time for e-auction andProperty ID No.	**26.11.2026 from 10.00 am to 4.00 pm - IDIB7725977335**
Prior Encumbrance	**NIL**

For INDIAN BANK

Authorised Officer
Thousand Lights Branch

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**.

For INDIAN BANK

Place : Chennai
Date : 06.11.2026

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AUTHORISED OFFICER
INDIAN BANK.