ANNEXURE- B

APPENDIX- IV-A" [See proviso to rule 9 (1)]

Sale notice for sale of immovable properties

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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Constructive Physical** possession of which has been taken by the Authorised Officer of Indian Bank, SAM Large Chennai branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.11.2026**, for recovery of Rs.2,64,64,837.88/- (Rupees Two Crores Sixty Four Lakhs Sixty Four Thousand Eight Hundred and Thirty Seven Paise Eighty Eight only) **as on 06.11.2026 with further interest, costs, other charges and expenses thereon from 07.11.2026** due to the Indian Bank, SAM Large Chennai branch, Secured Creditor, from M/s Preciqual Components Pvt Ltd., represented by its Directors Mrs.M.Bagawathy ,Mr.N.Udayakumar and Guarantor Mr.Mahesh K.

(1) M/s. Preciqual Components Pvt. Ltd., (Borrower), Represented by its Directors : Mrs. M. Bagawathy & Mr. N. Udhaya Kumar Regd. Office : No.324, 2nd Cross Street, Nehru Nagar, Kottivakkam, Chennai - 96.	(2) Mrs. M. Bagawathy, (Director/Gurantor), W/o Mr. Mahesh, Door No.1243, 1st Floor, 13th Main Road, Anna Nagar West, Chennai - 600 040. Also at : No.27, Flat No.3A, Ramaniyam Aptt., 80th Street, 18th Avenue, Ashok Nagar, Chennai - 83.
(3) Mr. N. Udhaya Kumar, (Director/Guarantor/Mortgagor), S/o Late R. Narayanasamy Naidu, RB-18, Springfield Rivera, Pattanam-Itteri Road, Ondipudur, Coimbatore - 641 016. Also at : Door No.1032, Nandhi Royale Apartments, 4th B Main, 4th Block, HBR Layout, Bangalore North, Bangalore, Karnataka - 560 043.	(4) Mr. Mahesh K, (Guarantor), Door No.1243, 1st Floor, 13th Main Road, Anna Nagar West, Chennai - 600 040. Also at : No.27, Flat No.3A, Ramaniyam Aptt., 80th Street, 18th Avenue, Ashok Nagar, Chennai - 83.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	**Schedule A** Item 1: In Coimbatore Registration District, Peelamedu Sub Reg. Dist., Coimbatore Taluk, Ramanathapuram Village, at Kamatchiamman Koil Street, an extent of 1 Acre 14 Cents 242.8 Sq. ft of land in

	S.F. No.319/2, S.F. No.320/1 (New T.S No.186) is situated within the following boundaries – North of : Padmanabhan Property, East West Road, Item No.2 Property and Ramar Property, South of: Houses in S.F. No.320/1A and East West Road, East of : Houses in S.F. No 301, West of : North South Road. Totally 1 Acre 14 cents 242.8 Sqft of land. In this as per Patta Pass book No.092840-0.99 Cents 431.60 Sqft (or) 43556 Sq.ft (or) 4046.45 Sq.Metre of land. <u>Item2:</u> In Coimbatore Registration District, Peelamedu Sub Reg. Dist., Coimbatore Taluk, Ramanathapuram Village, at Kamatchiamman Koil Street, Old S.F. No.320/1B (New T.S No.186) an extent of 3192 Sq. ft. of site is situated within the following boundaries : East of : Remaining common lands belonging to third parties and others, South of : Remaining common lands belonging to third parties and others, North of : East West Road, West of : Property belongs to Mr. Ramar. In this middle East West on the North :48 feet East West on the South :48 feet North South on the East :66 feet 6 inches North South on the West :66 feet 6 inches Totally 3192 Sqft (or) 296.54 Sq.metre (or) 7 cents and 140 Sqft of the site together with the common right of way in all the layout roads and common right in the common amenities of the layout. **Schedule B :** In the land set out in the Schedule A above an undivided share of 578.78 Sq. ft. or 53.76 Sq. meter of land along with the apartment/flat bearing Flat No.D S3 on the Second Floor in D Block having a super built up area of about 1411.65 Sq. ft. along with one reserved covered car parking, in the residential complex called "CITY PALMS" belonging to Mr. N. Udhaya Kumar.
Encumbrances on property	NIL

if any	
Reserve Price	Rs.58.43 Lakhs
EMD Amount	Rs.5.84 Lakhs
Bid incremental amount	Rs.50,000/-
Date and time of e-auction at the platform of e-auction Service Provider **https://baanknet.com**	27.11.2026 from 11.00 am to 4.00 pm
Property ID No.	IDIB6676095887

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) 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 **27.11.2026** i.e., the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://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.

2. 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 confirmation of 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 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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform (**https://baanknet.com**) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://baanknet.com.**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://baanknet.com**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **Baanknet.com (https://baanknet.com).**

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Large Chennai Branch, No.55, Ethiraj Salai, Egmore, Chennai.

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Chennai
Date:07.11.2026

(Authorised Officer)
Indian Bank