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 Physical possession of which has been taken by the Authorised Officer of Indian Bank, Stressed Asset Management 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.4,07,86,419.87/- (Rupees Four Crore Seven Lakhs Eighty Six Thousand Four Hundred Nineteen and Paise Eighty Seven only)** (as on 05.11.2026) with further interest, costs, other charges and expenses thereon from 06.11.2026 due to the Indian Bank, MEPZ branch (now transferred to SAM Branch, Chennai), (Secured Creditor), from

(1) **Mr. Ravi Rajendran, (Borrower/Mortgagor),** S/o Mr. Perumal, No.542A, West Street, Okkanadu Melaiyur, Orathanadu Taluk, Okkanadumelayur (Part), Thanjavur, Tamilnadu - 614 625. **Also at:** Plot No.12 B, (Eastern side), "Times Square", East Coast Road, Muttukadu Village & Panchayat, Chengalpet Taluk, Kancheepuram District, Pincode - 603 112.	(2) **Mr. Vasanth Balasundaram, (Guarantor),** S/o Mr. Balasundaram, No.3/133, South Street, Vaduvur Pudukottai, Thenpathi, Thiruvarur, Tamilnadu - 614 019. **Alternate Address** : Plot No.3, Annai Nagar, Thalavapalayam Road, Thanjavur - 613 501.

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

Details/Description of Mortgaged Assets	**Schedule A (Total Property):-** All that piece parcel of land situated at residential Plot No.12, in "Times Square" Layout in Muttukadu Village, East Coast Road, Chengalpet District, Thirupporur Taluk, comprised in Old Survey No.99/20, Patta No.793, as per patta New Survey No. 99/20B1J, of an extent of 4 Grounds and 676 Sq. ft. (10276 Sq. ft.) duly approved by the Muttukadu Panchayat Union in Resolution No.75/2006-2007, dated 28.09.2006, Certificate of No Objection dated 28.09.2006 and regularized by the Special Officer, Muttukadu Panchayat, Thiruporur Panchayat Union under Regularization of unapproved Plots Scheme - 2017 through Na. Ka. No. 2970/2019/M1, dated 31.05.2019 and bounded on the – North by : Survey No.99/17, South by : Plot No.13, East by : Survey Nos 100 & 101, West by: 50 feet Road. In all total extent of 10276 Sq. ft. of land, situated within the previously Sub Registration District of Thiruporur and Registration District of Chengalpattu. **Schedule B: (Land hereby conveyed)**:- All that piece and parcel of Vacant land Villa bearing No.12B, in Sub-divided Plot No.12, in "Times

INDIAN BANK SAM Branch CHENNAI

	Square", duly approved by the Muttukadu Panchayat Union in Resolution No.75/2006-2007, dated 28.09.2006, Certificate of No Objection dated 28.09.2006 and regularized by the Special Officer, Muttukadu Panchayat, Thiruporur Panchayat Union under Regularization of Unapproved Plots Scheme - 2017 through Na. Ka. No.2970/2019/A1, dated 31.05.2019, Plan Approval Resolution No.100/2011 dated on 15.02.2011, DTCP/P/0028471/2017, comprised in Old Survey No.99/20, Patta No.793, as per patta New Survey No. 99/20B1J, situate at "Muttukadu Village", Chengalpet District, Thirupporur Taluk, in all total extent measuring 5138 Sq. ft. of land (out of the above said total extent measuring 10276 Sq. ft.) on villa measuring built up area 3600 Sq. ft. inclusive of car parking, common area, swimming pool and others to be constructed in the Schedule A Property herein above. Bounded on the – North by : Survey No.99/17, South by : Plot No.13, East by : Survey Nos. 100 & 101, West by: Villa No.12-A. In all total extent measuring 5138 Sq. ft. of land, situated within the previously Sub Registration District of Thirupporur and Registration District of Chengalpattu
Reserve Price	**Rs.350.00 Lakhs (Three Hundred and Fifty Lakhs Only)**
EMD Amount	**Rs.35.00 Lakhs (Thirty Five Lakhs Only)**
Incremental Bid	**Rs.1,00,000/- (One Lakh Only)**
Date, Time for e-auction and Property ID No.	**27.11.2026 from 11.00 am to 4.00 pm - IDIB7545330347**
Prior Encumbrance (for all the above Properties)	NIL
CERSAI ID	**400073076273**

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 and eKYC 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 Branch, 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

INDIAN BANK SAM Branch CHENNAI

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 and Security Interest (Enforcement) Rules, 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 (https://baanknet.com).

11. The intending Bidders / Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested 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 of their being declared as a successful bidder 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, Stressed Assets Management Branch No.55, Ethiraj Salai, Wellington Estate 2nd Floor, Egmore, Chennai 600008. Phone: 044 28216711 28202333 - Mobile No.9894804391.

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 enquiries 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).

इंडियन बैंक / For INDIAN BANK

मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager / Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, चेन्नै
Stressed Assets Management Branch, Chennai

Place: Chennai
Date: 06.11.2026

AUTHORISED OFFICER
INDIAN BANK.