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 Symbolic 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 and "As is what is", on **27.11.2026**, for recovery **Rs. 8,96,76,418/- (Rupees Eight Crore Ninety Six Lakh Seventy Six Thousand Four Hundred and Eighteen Only)**, as on 06.11.2026) due to the Indian Bank, Padi branch (now transferred to SAM Branch, Chennai), Secured Creditor, from **M/s. JK Foundation.**

(1) **M/s. J K Foundation, (Borrower),** Proprietrix : Mrs. S. Akshaya, New No.20 (Old No.114), Flat No.2, T.P. Koil Street, Triplicane, Chennai - 600 005, Tamilnadu.	(2) **Mrs. S. Akshaya, (Proprietrix/Mortgagor),** W/o. Suresh Krishnaswamy, Flat No.7, Old No.119, New No.8, 3rd Floor, T. P. Koil Street, Triplicane, Chennai - 600 005, Tamilnadu.
(3) **Mr. Suresh Krishnaswamy, (Guarantor),** S/o. Krishnaswamy, Flat No.7, Old No.119, New No.8, 3rd Floor, T. P. Koil Street, Triplicane, Chennai - 600 005, Tamilnadu.	

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

Details/Description of Mortgaged Assets	**Property 1** : An extent of 1/8 UDS share of land an extent of 1477 Sq. ft. with built up area of 520 Sq. ft. including common area, Flat No.114/2, Ground Floor, presently known as Flat No.G2, situated at Old Door No.84 and then No.103 and present Door No.114, Thulasinga Perumal Koil Street (also know as T.P. Koil Street), Triplicane, Chennai, comprised in R.S. No.1899 and as per Patta New R.S. No.1899/2, O S No. 2042, C.C. No.267 in Block No.36 of Triplicane Village, Mylapore-Triplicane Taluk, Chennai District within the Registration District of Chennai Central and Sub Registration District of Triplicane belonging to No. 2 of you is bounded on the - North by : House of Mr. V. Sadagopan (Property Door No.115, R.S. No.1899/1), South by : Mr Rama Rao's House (National Boys Hr. Sec. School, R.S. No.1916), East by : Thulasinga Perumal Koil Street comprised in R.S. No.1889, West by : Thirumalla Naicker Garden presently playground belonging to Kellet High School, comprised in R.S. No.1900/1. **Property 2** : An extent of 1/8 UDS share of land an extent of 1477 Sq. ft. with built up area of 860 Sq. ft. including common area, Flat No.114/3, 1st Floor, situated at Old Door No.84 and then No.103 and present Door No.114, Thulasinga Perumal Koil Street (also know as T.P. Koil Street), Triplicane, Chennai, comprised in R.S. No.1899 and as per Patta New R.S. No.1899/2, O S No.2042, C.C. No.267 in Block No.36 of Triplicane Village, Mylapore-Triplicane Taluk, Chennai District within the Registration District of Chennai



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	Central and Sub Registration District of Triplicane belonging to No. 2 of you is bounded on the - North by : House of Mr. V. Sadagopan (Property Door No.115, R.S. No.1899/1), South by : Mr Rama Rao's House (National Boys Hr. Sec. School, R.S. No.1916), East by : Thulasinga Perumal Koil Street comprised in R.S. No.1889, West by : Thirumalla Naicker Garden presently playground belonging to Kellet High School, comprised in R.S. No.1900/1. **Property 3:** An extent of 644 Sq. ft. UDS out of total extent of land 2179 Sq. ft. as per document (1853 Sq. ft. as per Patta) with built up area of 1543 Sq. ft. including common area and two covered car parks, Flat No.7, 3rd Floor, situated at Old Door No.88 and then No.108 and Present Door No.119, and Present Door No.8, Thulasinga Perumal Koil Street (also know as T.P. Koil Street), Triplicane, Chennai, comprised in R.S. No.1895, O S No. 2039, C.C. No.6704 in Block No.36 of Triplicane Village, Mylapore-Triplicane Taluk, Chennai District within the Registration District of Chennai Central and Sub Registration District of Triplicane belonging to No.3 of you is bounded on the - North by : Land Comprised in R.S. No.1894, South by : Land Comprised in R.S. No.1896/1, East by : Thulasinga Perumal Koil Street comprised in R.S. No.1889, West by : Play Ground belonging to Kellet High School comprised in R.S. No.1900/1.
Reserve Price	**Property 1 : Rs.56.70 Lakhs** **Property 2 : Rs.91.80 Lakhs** **Property 3 : Rs.169.20 Lakhs**
EMD	**Property 1 : Rs.5.67 Lakhs, Rs. 50,000/-** **Property 2 : Rs.9.18 Lakhs, Rs. 1,00,000/-** **Property 3 : Rs.16.92 Lakhs, Rs. 1,00,000/-**
Date, Time for e-auction and Property ID No.	**27.11.2026 from 11.00 am to 4.00 pm -** **Property 1 : IDIB6965745353A** **Property 2 : IDIB6965745353B** **Property 3 : IDIB6965745353C**
Prior Encumbrance	**NIL**

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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



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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 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 **baanknet portal. (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. 9865539360

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

Place: Chennai
Date: 07.11.2026

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