बैंक ऑफ़ इंडिया
Bank of India BOI

BY SPEED POST WITH A/D

NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Ref. No: CARB:SN:2026-27:179 **Date: 05.11.2026**

To

Mr Premsai M (Borrower),
Old No.32/4, New No.32,
Srinivasa Iyengar Main Street,
West Mambalam, Chennai – 600033.

Address – 2
Flat No.T-1, 3rd Floor,
Layout Name "Hygrevar Gardens,
Building Named "Sudharshan Hygrevar"
Chettipuniyam Village,
Chengalpattu – 603 204.

Mrs Bhavani Durairaj (Co-Borrower),
Old No.32/4, New No.32,
Srinivasa Iyengar Main Street,
West Mambalam, Chennai – 600033.

Address - 2
Flat No.T-2, 3rd Floor,
Layout Name "Hygrevar Gardens,
Building Named "Sudharshan Hygrevar"
Chettipuniyam Village,
Chengalpattu – 603 204.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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

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 possession of which has been taken by the Authorized Officer of BANK OF INDIA, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **26.11.2026**, for recovery of
(1) Home Loan (805475110000201) - Rs. 43,36,022.00 + UCI w.e.f 15-10-2024 further interest thereon
(2) Home Loan (805475110000202) - Rs. 41,81,979.00 + UCI w.e.f 15-10-2024 further interest thereon and cost and other charges due to **BANK OF INDIA, Tambaram Branch from Mr Premsai M (Borrower) and Mrs Bhavani Durairaj (Co-Borrower).**

Property No-1
The reserve price will be **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs. 3,00,000/- (Rupees Three Lakhs Only).**

Property No-2
The reserve price will be **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs. 3,00,000/- (Rupees Three Lakhs Only).**

Property details are as mentioned hereunder:

DESCRIPTION OF THE IMMOVABLE PROPERTY
PROPERTY – 1 (A/C NO.805475110000201)
SCHEDULE - A

All that piece and parcel of house site bearing Plot No.3, measuring to an extent of 2655 Sq.ft., comprised in S.No.435/2A (Part), Patta No.1361 as per patta Sub-Division S No.435/2A2D in the layout named as "Hygrevar Gardens" situated at Chettipuniyam Village, Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premsai.**

Boundaries:

North by : 30 Feet Road
South by : Property of Eugene Xavier & others,
East by : Plot Nos.1 and 2,
West by : Plot No.4.

BANK OF INDIA ASSET RECOVERY BRANCH CHENNAI

आस्ती वसूली शाखा : "स्टार हाउस", चौथी मंजिल, 30 (पु.17), एर्राबालु स्ट्रीट, चेन्नई-600 001.
Asset Recovery Branch : 'Star House', Fourth Floor, No. 30 (Old No.17), Errabalu Street, Chennai - 600 001.
फोन Phone : 044 - 66777456, 465, 557 ई-मेल E-mail : ARB.Chennai@bankofindia.co.in

Scanned with CamScanner

Measuring:

North by	:	30 Feet
South by	:	30 Feet
East by	:	88 Feet
West	:	89 Feet.

In all admeasuring to an extent of 2655 Sq.ft,.

The above property is situated within the Registration District of Chengalpet and Joint-II Sub-Registration of Chengalpet.

SCHEDULE – B

A Residential Flat, bearing No.T-1, 3rd floor, of the building known as "SUDHARSHAN HYGREVAR" with Super built up area of 1086 Sq.ft., inclusive of common area, along with 450sq.ft undivided share of land in and out of Schedule-A property.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY – 2 (A/C NO.805475110000202)

SCHEDULE - A

All that piece and parcel of house site bearing Plot No.3, measuring to an extent of 2655 Sq.ft., comprised in S.No.435/2A (Part), Patta No.1361 as per patta Sub-Division S No.435/2A2D in the layout named as "**Hygrevar Gardens**" situated at Chettipuniyam Village, Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premsai.**

Boundaries:

North by	: 30 Feet Road
South by	: Property of Eugene Xavier & others,
East by	: Plot Nos.1 and 2,
West by	: Plot No.4.

Measuring:

North by	:	30 Feet
South by	:	30 Feet
East by	:	88 Feet
West	:	89 Feet.

In all admeasuring to an extent of 2655 Sq.ft,.

The above property is situated within the Registration District of Chengalpet and Joint-II Sub-Registration of Chengalpet.

SCHEDULE – B

A Residential Flat, bearing No.T-2, 3rd floor, of the building known as **"SUDHARSHAN HYGREVAR"** with **Super built up area of 1056 Sq.ft.,** inclusive of common area, along with 435sq.ft undivided share of land in and out of Schedule-A property.

To the best knowledge and information available with the Authorised Officer, there is no encumbrance on the property referred above. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property and to inspect & satisfy them.

The auction will be online E-Auction Sale/Bidding and shall be done only through "Online Electronic Bidding" process through the website **https://BAANKNET.COM** for detailed terms and conditions of the sale, please refer to the link provided in **https://www.bankofindia.co.in/tenders**

Date & Time of E-auction: **26.11.2026 between 11am-5pm** (with unlimited extension of 10 minutes if bidding continues till sale is concluded).

For BANK OF INDIA

Authorised Officer
Chief Manager & Authorised Officer
Chennai Zone

BANK OF INDIA ASSET RECOVERY BRANCH CHENNAI

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