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:2026-27:180 **Date: 07.10.2026**

To

Mrs. R Nisha w/o I Hermus (Borrower),
Flat No.S4, 2nd Floor, DSP VIVANTA Apts,
Plot No.47, 48, & 49, DSP Selvi Nagar,
Manimizhi Salai, Maraimalai Nagar,
Ninnakarai Village, Chengalpattu Taluk,
Chengalpattu – 603 203.

M/s JNJ Technology
Prop. Mrs R Nisha w/o Hermus,
No.15, Thirumagal Nagar,
2nd Street, Chitlapakkam Main Road
Selaiyur, Chennai – 600 073.

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 provision 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 **Rs. 77,24,957.00 + UCI w.e.f 07-08-2025 further interest thereon** and cost and other charges due to **BANK OF INDIA, Thousand Light Branch from Mrs. R Nisha W/o Hermus (Borrower) M/s JNJ Technology Prop Mrs. R Nisha W/o Hermus.**

PROPERTY - 1

The reserve price will be **Rs. 42,00,000/- (Rupees Forty Two Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs. 4,20,000/- (Rupees Four Lakhs Twenty Thousand Only).**

PROPERTY - 2

The reserve price will be **Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only).**

Property details are as mentioned hereunder:

PROPERTY - 1

DESCRIPTION OF THE IMMOVABLE PROPERTY
SCHEDULE-A

All that piece or parcel of the vacant house site bearing Plot No.47 measuring an extent of 1500 Square Feet, Plot No.48 measuring an extent of 1500 Square Feet, and Plot No.49 measuring an extent of 1824 Square Feet(as per approved sub-division of plots viz., **Plot Nos.47, 48 & 49-East Part**, measuring an extent of **2314.90 Sq.ft.** and Plot Nos.47, 48 & 49-West Part, measuring an extent of **2509.10 Sq.ft.** of land) totally measuring an extent of **4824 Square Feet** of land, comprised in Old Survey No.255/2, as per Patta No.23262, as per Patta New Survey No.255/2B, in the layout named "DSR SELVI NAGAR ANNEX" approved by the director of town and country planning vide D.T.C.P. No. 2005-239/L.P.162, situated in Old No.55, New No.32, NINNAIKARAI VILLAGE, Chengalpattu Taluk, Chengalpattu District, **Mrs R Nisha W/o Hermus.**

COMBINED PLOT Nos. 47, 48 and 49 IN BOUNDED ON THE:

North By : 23 Feet Mullai Selvi Salai,
South By : Vacant Land,
East By : Vacant Land,
West By : 23 Feet Manimozhi Salai,

COMBINED LINEAR MEASUREMENT IS AS FOLLOWS:-

East to West on the Northern side: 99 feet 6 Inches,
East to West on the Southern side: 90 feet,
North to South on the Eastern side: 50 feet,
North to South on the Western side: 50 feet.

'स्टार हाउस', चौथी मंज़िल, 30 (पु.17), एरबालु 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

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The above property is situated within the Maraimalai Nagar Municipality Limits within the Registration District of Chengalpattu and Registration Sub-District of Joint II Chengalpattu.

SCHEDULE-B

The **Undivided Share (UDS) of land** which is appurtenant to the building "DSR - VIVANTA" situated/developed on the land described in SCHEDULE-A in which the apartment of the executant is being developed is notionally equal to about **516 Square Feet**.

SCHEDULE-C

Apartment bearing **Flat No.S-4** situated on the **2nd Floor** in the Building named as **"DSR VIVANTA"**, with a Super Built-up Area measuring about **976 Square feet**, together with **car parking** labelled S-4 built/being built by the Developer on the SCHEDULE-A Property.

PROPERTY – 2

SCHEDULE OF PROPERTY

All that piece and parcel of vacant House site plot measuring an extent of 1800 sq.ft. bearing **Plot No. 274**, Comprised in Survey No.156/11, As per Patta No.7306, in New subdivision Survey No.156/36, situated at Village No.51. **NEMILI "A" VILLAGE**, approved by the Director of Town & Country Planning authority in CR/D.D.T.CP.(M).144-83/1.P.107-83, layout name as **"ADHIPARASAKTHI NAGAR (AP NAGAR)"**, Sriperumbudur Taluk, Kancheepuram District, within the Registration District of Chengalpattu and Sub-Registration District of Sriperumbudur Owned by **Mrs R Nisha W/o Hermus**.

BOUNDARIES:

North by	:	Plot No.266,
South by	:	24 feet road
East by	:	Plot No: 275
West by	:	Plot No.273,

MEASURING ON THE

East to West on the Northern Side	:	30 Feet,
East to West on the Southern Side	:	30 Feet,
North to South on the Eastern Side	:	60 Feet,
North to South on the Western Side-	:	60 Feet

In all admeasuring 1800 Sq.ft.

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

BANK OF INDIA ASSET RECOVERY BRANCH CHENNAI

Authorised Officer
Chief Manager & Authorised Officer
Chennai Zone

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