INDIAN OVERSEAS BANK
Aminjikarai Branch
Pachaiyappa Trust Board Building
Pachayappas College Campus
Harrington Road, Aminjikarai,
Chennai – 600 030

E-Mail: iob0005@iob.bank.in
Phone: 8925950005

Date: 11.11.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS
ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

To

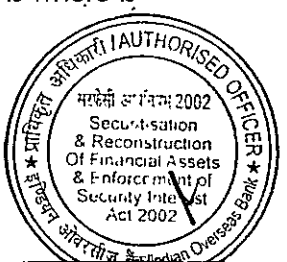
Sl. No.	Borrowers/Mortgagors
1.	Mr. A Charles, S/o Mr.Arockiaraj, (Borrower) New No.36, Old No.99, Karaneeswarar Koil Street, Near Om Medical, Mylapore, Chennai - 600004 (or) Mr. A Charles, S/o Mr.Arockiaraj D,(Borrower) Flexicode Techonology Solutions Pvt Ltd, Block F, Nelson Chambers, 5th Floor,No.115, Nelson Manickam Road, Aminjikarai, Chennai – 600029 Also at Mr. A Charles, S/o Mr.Arockiaraj D,(Borrower) Plot No. 7B & 8A, Thirumala Nagar, Erivakkam Village, Kundrathur Taluk, Kancheepuram District - 603203

Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.

2. Please refer to the Possession notice dated **21.04.2026** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **"THE NEW INDIAN EXPRESS"** and **"DINAMANI"** on 25.04.2026 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.

3. You the above named Borrowers/Mortgagors have failed to pay the dues in full save and except payments amounting to **NIL** after issuance of demand notice dated **25.11.2025** Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is"



and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

4. After appropriating the aforesaid repayments, the dues in the loan account as on **31.10.2026** is **Rs.67,14,398.64 (Rupees Sixty Seven Lakh Fourteen Thousand Three Hundred Ninety Eight and paise Sixty Four Only only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **30.11.2026** between 11:00 AM to 3:00 PM with auto extension of 10 Minutes through e- auction using https://baanknet.com/ web portal.

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in two newspapers of which one is in Vernacular shortly. A copy of the proposed paper publication is also enclosed.

Description of the Immovable Property
All that piece and parcel of property bearing Plot No. 7B & 8A measuring 678 Sq Ft situated in Thirumala Nagar (Layout approved vide SWP DTCP KANCHEEPURAM Layout No. 63/2023 and Subdivison Planning Permit approved by President Nattarasanpattu Panchayat vide Na.Ka. No.32/2024 dated 08.02.2024) comprised in Old Survey No. 4/1 as per patta No. 726 New Survey No.4/1A1A in No.200, Erivakkam Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union, Nattarsanpattu Panchayat and within the limits of Tambaram Registration District and Guduvancherry Sub Registration District and residential building with a plinth area of 1304 Sq Feet and all developments there on. TNRERA Project Registration TN/01/Layout/2925/2023, dated 09.08.2023 Bounded on the , North by: 9 Meter Road, South by: Plot No.18 & Plot No. 17 East by: Plot No.7A West by: Plot No.8B& 9A Measuring East to west on the Northern side: 18 feet 4 inches East to west on the Southern side: 18 feet 4 inches North to South on the Eastern side: 37 Feet North to South on the Western side: 37 Feet Owner of Property: Mr. A Charles

Yours Faithfully

Authorized officer
Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice



INDIAN OVERSEAS BANK
Aminjikarai Branch
Pachaiyappa Trust Board Building
Pachayappas College Campus
Harrington Road, Aminjikarai,
Chennai – 600 030

E-Mail: iob0005@iob.bank.in
Phone: 8925950005

Date – 11.11.2026

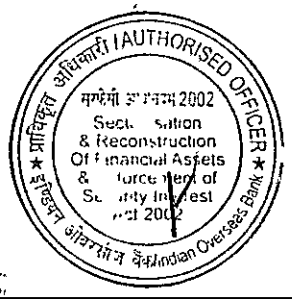
PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS'** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the Web Portal https://baanknet.com/

Name and Address of the Borrower & Mortgagor

Sl. No.	Borrowers/Mortgagors
1.	Mr. A Charles, S/o Mr.Arockiaraj, (Borrower) New No.36, Old No.99, Karaneeswarar Koil Street, Near Om Medical, Mylapore, Chennai - 600004 (or) Mr. A Charles, S/o Mr.Arockiaraj D,(Borrower) Flexicode Techonology Solutions Pvt Ltd, Block F, Nelson Chambers, 5th Floor,No.115, Nelson Manickam Road, Aminjikarai, Chennai – 600029 Also at Mr. A Charles, S/o Mr.Arockiaraj D,(Borrower) Plot No. 7B & 8A, Thirumala Nagar, Erivakkam Village, Kundrathur Taluk, Kancheepuram District - 603203 Kancheepuram District - 603203



Date of NPA: 22.11.2025 Loan No –000503532000049

Date of Demand notice: 25.11.2025

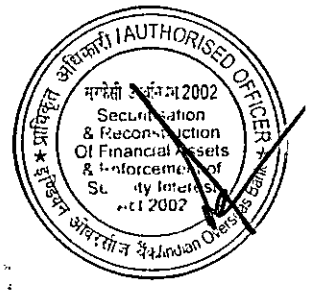
Dues claimed in Demand Notice: Rs.61,36,056.64 as on 24.11.2025 with further interest & costs

Date of possession notice: 21.04.2026

Dues claimed in Possession Notice: Rs.63,02,226.64/- as on 21.04.2026 with further interest & costs

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) – Not Known

Description of the Immovable Property
All that piece and parcel of property bearing Plot No. 7B & 8A measuring 678 Sq Ft situated in Thirumala Nagar (Layout approved vide SWP DTCP KANCHEEPURAM Layout No. 63/2023 and Subdivison Planning Permit approved by President Nattarasanpattu Panchayat vide Na.Ka. No.32/2024 dated 08.02.2024) comprised in Old Survey No. 4/1 as per patta No. 726 New Survey No.4/1A1A in No.200, Erivakkam Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union, Nattarsanpattu Panchayat and within the limits of Tambaram Registration District and Guduvancherry Sub Registration District and residential building with a plinth area of 1304 Sq Feet and all developments there on. TNRERA Project Registration TN/01/Layout/2925/2023, dated 09.08.2023 **Bounded on the ,** North by: 9 Meter Road, South by: Plot No.18 & Plot No. 17 East by: Plot No.7A West by: Plot No.8B& 9A **Measuring** East to west on the Northern side: 18 feet 4 inches East to west on the Southern side: 18 feet 4 inches North to South on the Eastern side: 37 Feet North to South on the Western side: 37 Feet Owner of Property: Mr. A Charles



Reserve price: Rs.49,50,000 /- (Rupees Forty Nine Lakh and Fifty Thousand Only)

(Reserve Price is exclusive of TDS, 1% TDS to be paid by the successful bidder separately on Bid Amount)

Date & Time of auction: 30.11.2026 between 11:00 AM to 3:00 PM

With auto extension of 10 Minutes each till sale is completed

EMD: Rs.4,95,000.00 Bid increase amount: Rs.50, 000.00

Auto extension time: 10 minutes

Known Encumbrance if any: Nil

Bank's dues have priority over the statutory dues

For terms and conditions please visit:

https://baanknet.com/ (web portal of e-auction of service provider)

Website – https://baanknet.com/



-Sd-
Authorised Officer
Indian Overseas Bank

Date: 11.11.2026
Place: Chennai

INDIAN OVERSEAS BANK
Aminjikarai Branch
Pachaiyappa Trust Board Building
Pachayappas College Campus
Harrington Road, Aminjikarai,
Chennai – 600 030

E-Mail: iob0005@iob.bank.in
Phone: 8925950005

Date:11.11.2026

FORMAT OF E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **Mr. A Charles, S/o Mr.Arockiaraj, New No.36, Old No.99, Karaneeswarar Koil Street, Near Om Medical, Mylapore, Chennai – 600004** have borrowed monies from Indian Overseas Bank against the mortgage of the immovable property more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on – **24.11.2025** calling upon the borrowers **Mr. A Charles, S/o Mr.Arockiaraj,** to pay the amount due to the Bank, being **Rs. 61,36,056.64 (Rupees Sixty One lakh Thirty Six Thousand Fifty Six and Paise Sixty Four only) as on 24.11.2025** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **21.04.2026** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs.63,02,226.64 (Rupees Sixty Three Lakh Two Thousand Two Hundred Twenty Six and Paise Sixty Four only)** on **21.04.2026** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on **31.10.2026** is **Rs.67,14,398.64 (Rupees Sixty Seven Lakh Fourteen Thousand Three Hundred Ninety Eight and paise Sixty Four Only)** after reckoning repayments, if any, amounting to Rs. 0/- subsequent to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.



SCHEDULE OF PROPERTY Description of the Immovable Property)
All that piece and parcel of property bearing Plot No. 7B & 8A measuring 678 Sq Ft situated in Thirumala Nagar (Layout approved vide SWP DTCP KANCHEEPURAM Layout No. 63/2023 and Subdivison Planning Permit approved by President Nattarasanpattu Panchayat vide Na.Ka. No.32/2024 dated 08.02.2024) comprised in Old Survey No. 4/1 as per patta No. 726 New Survey No.4/1A1A in No.200, Erivakkam Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union, Nattarsanpattu Panchayat and within the limits of Tambaram Registration District and Guduvancherry Sub Registration District and residential building with a plinth area of 1304 Sq Feet and all developments there on. TNRERA Project Registration TN/01/Layout/2925/2023, dated 09.08.2023 **Bounded on the ,** North by: 9 Meter Road, South by: Plot No.18 & Plot No. 17 East by: Plot No.7A West by: Plot No.8B& 9A **Measuring** East to west on the Northern side: 18 feet 4 inches East to west on the Southern side: 18 feet 4 inches North to South on the Eastern side: 37 Feet North to South on the Western side: 37 Feet Owner of Property: Mr. A Charles

Date and time of e-auction	**30.11.2026** - between -11:00 a.m to—3:00 p.m (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs.49,50,000.00 (Rupees Forty Nine Lakh Fifty Thousand Only) (Reserve Price is exclusive of TDS ,1% TDS to be paid by the successful bidder separately on Bid Amount)
Earnest Money Deposit	Rs.4,95,000.00
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " SARFAESI Sale Parking Account " Branch" to the credit of A/C no.-00050113035001 - Indian Overseas Bank, -Aminjikarai Branch, Pachaiyappa Trust Board Building, Pachayappas College Campus, Harrington Road, Aminjikarai, Chennai – 600 030 Branch Code:-0005 IFSC Code----IOBA0000005
Bid Multiplier	Rs.50,000.00 (the amount in multiples of which the bid is to be increased)
Inspection of property	Since 16.11.2026 to 27.11.2026 From 10:00 AM to 4:00 PM
Submission of online application for bid with EMD	**14.11.2026**
Last date for submission of online application for BID with EMD	**30.11.2026** before 2:50 pm

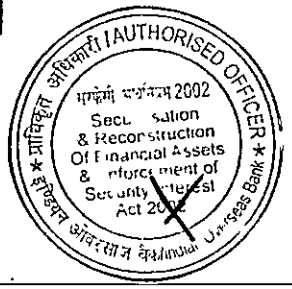
प्राधिकृत अधिकारी/AUTHORISED OFFICER
Securitisation & Reconstruction Of Financial Assets & Enforcement of Security Interest
इण्डियन ओवरसीज बैंक/Indian Overseas Bank

Known Encumbrance if any	Nil
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not Known

*Bank's dues have priority over the statutory dues.

Terms and Conditions

1. The property will be sold by e-auction through the service provider https://baanknet.com/ under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on 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 has to transfer the EMD amount using online mode in his Global EMD Wallet account before the E-Auction date and time in the portal. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from** https://baanknet.com/ **which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from – support.ebkray@psballiance.com
5. The submission of online application for bid with EMD shall start from **14.11.2026**
6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.50,000/-** to the last higher bid of the bidders. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit **25%** of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "**Indian Overseas Bank., Aminjikarai Branch** " to the credit of A/C No.**00050113035001/SARFAESI Sale Parking Account**, Indian Overseas Bank, Aminjikarai Branch , Pachaiyappas Trust Board Building, Pachaiyappas College Campus, Harrington Road, Aminjikarai, Chennai – 600 030 . Branch Code: 0005. IFSC Code: IOBA0000005.
10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.



14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
16. Sale is subject to confirmation by the secured creditor Bank.
17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
18. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. The above Reserve Prices are exclusive of applicable TDS. The bidders/purchaser shall bear the 1.00% of Income Tax /TDS extra on Reserve Price plus Bid Multiplier amount and the Bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Aminjikarai Branch – Chennai, situated at Pachaiyappas Trust Board Building, Pachaiyappas College Campus, Harrington Road, Aminjiakarai, Chennai - 600030 during office hours from 16.11.2026 till 27.11.2026 between 10.00 a.m to 4.00 p.m on working days.
20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (https://baanknet.com/ details of which are available on the e-Auction portal.
21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
22. Platform (https://baanknet.com/) for e-auction will be provided by service provider Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone **+91 8291220220**, support **support.ebkray@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/bidder-registration

Date:11.11.2026
Place: Chennai

Authorized Officer

