IndusInd Bank

E-Auction Sale Notice under SARFAESI ACT 2002
Sale of immovable asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described secured asset is mortgaged/charged to the Secured Creditor, the physical possession of which has been taken **on 11.09.2026** by the Authorised Officer of M/s. IndusInd Bank Ltd. The Secured Creditor, will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below.

The property described below is being sold **on "As is where is", "As is what is", and "Whatever there is"** under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Names of Borrower	**M/s. Edlocus Solution Pvt Ltd.,**
Property of Mr. M S Yadhavan Babu, S/o Mr. M V Samy Rao, Sale Deed Document No.623/2003, dated 19-02-20203 All that piece and parcel of land and building situated at Madurai District, Madurai North Taluk, Sambandar Alangulam, bearing Door No.7-15/1, Thamarai Malar Street, Comprised in Old S No.17/2, then R S No.35/3, Now New R S No.35/3A, bearing Plot No. D, Northwest Partition (Layout approved by the Commissioner, Madurai West Panchayat Union, vide its approval bearing No.9428/81A-2 dated 21.09.1981), measuring an extent of 851 Sq.ft., together with building along with other amenities and bounded on the On the North : Common wide 20 feet road leading to East to West, On the South : Land bearing Plot No. D (Southern Side) belonging to Mr. Kulasekaran, On the East : 5 feet wide vacant plot belonging to Mr. Kulasekaran, On the West : Plot No. C, belonging to Mr. Dharmaraj Measuring: East to West on the Northern Side : 23 Feet East to West on the Southern Side : 23 Feet North to South on the Eastern Side : 37 Feet North to South on the Western Side : 37 Feet And situated within the Registration District of Madurai North and Sub-Registration District of Chokkikulam	
Reserve Price	**Rs.36,19,050/- (Rupees Thirty Six Lakhs Nineteen Thousand and Fifty Only)**
Earnest Money Deposit (10% of Reserve Price)	**Rs.3,61,905/- (Rupees Three Lakh Sixty One Thousand Nine Hundred and Five Only)**
Known encumbrance, if any	**NIL to the knowledge of the bank.**
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	**Not Known to the best of knowledge of the Bank.**
Inspection of Property	On **04/12/2026** between **11.00 a.m. to 12.00 p.m.**
Contact Person and Phone No	Ms.A.Krishnakumari (Authorized Officer) Mobile No: 9342332287,Email id: Krishnakumari.A@Indusind.com ,Mr.Kamal Mishra Mobile No.9819820760
Last date for submission of Bid/Bid:	**10/12/2026 till 04.00 PM**

For INDUSIND BANK LIMITED

AUTHORISED OFFICER

IndusInd Bank

Time and Venue of Bid Opening	E-Auction/Bidding through website (https://www.bankeauctions.com) on **11/12/2026 from 11.00 am to 12:00 noon.**
Bid increment	Rs.50,000/-

Name of Auction Agency	M/s. C1 India Private Limited
Contact Persons	Mr. Prabakaran, Mob: +91 74182 81709
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

TERMS & CONDITIONS:

1. The Auction sale is being conducted by Authorised officer under the provisions of SARFAESI Act with the aid through e-auction. Action/Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.

2. The auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of IndusInd Bank, www.indusind.com and website of the service provider https://www.bankeauctions.com for bid documents and details of the secured assets put up for auction/obtaining the bid form.

3. Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s C1 India Private Limited on https://www.bankeauctions.com ; Contact person Mr. Prabakaran Mob: +91 74182 81709 Email Id: support@bankeauctions.com.

4. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of **"IndusInd Bank Ltd"**, Account No. **00073564604005**, IFSC: **INDB0000007**, and Branch Address: No 3, East India Chambers, Ground Floor, Village Road, Nungambakkam, Chennai - 600034, before submitting bids.

5. The intending bidders should also submit a copy of the bid form submitted 'online' along with the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer, **IndusInd Bank Ltd, 3rd Floor, No.36, Gopathi Narayanaswami Chetty (G.N) Road in T.Nagar, Chennai – 600 017 so as to reach the same on or before 10-12-2026 at 4.00 pm.** The sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c of **"Edlocus Solution Pvt Ltd"**

6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the website of https://www.bankeauctions.com and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.

7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E-Auction.

8. The intending participants of the E-Auction may download copies of sale notice, terms

FOR INDUSIND BANK LIMITED
For INDUSIND BANK LIMITED
AUTHORISED OFFICER

and conditions of E-auction, help manual on operational part of E-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e. https://www.bankeauctions.com. For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.

9. It is the sole responsibility of the bidder to obtain the computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the E-auction Service Provider.

10. Bidders are required to comply with KYC norms and provide self-attested KYC documents online as well as offline. The genuinity of the KYC documents is the sole responsibility of the bidder.

11. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected.

12. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider M/s. C1 India Private Limited to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.

13. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.

14. In no eventuality the property would be sold below the Reserve Price.

15. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.

16. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the E-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.

17. The balance amount of the purchase money shall be paid to the Authorized Officer of Indusind Bank Limited on or before 15th day from the date of E-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.

18. The EMD of the unsuccessful bidders will be returned on the closure of the E-auction sale proceedings without interest.

19. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and

For INDUSIND BANK LIMITED

AUTHORISED OFFICER

rates and outgoing, both existing and future relating to the property.

20. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.

21. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

22. The property is sold in "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the property, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.

23. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid/confirmation of sale.

24. The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the property under sale.

25. Prospective bidders are advised to peruse the copies of title deed, if any available with the Secured Creditor and also carry out their own inquires to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property. It is the sole responsibility of the prospective buyer and no claim against the bank will be entertained.

26. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc. and without assigning any reason.

27. The E-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/Authorised Officer.

28. Indusind Bank Ltd has appointed M/s. C1 India Private Limited as a service provider who will assist the undersigned in conducting the auction.

29. Prospective bidders may avail online training on e-Auction from M/s. C1 India Private Limited, on M/s C1 India Private Limited on https://www.bankeauctions.com ; Contact Person Mr. Prabakaran Mob: +91 7418281709 Email id : support@bankeauctions.com

30. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the property please contact the Authorised Officer Ms.A.Krishnakumari Mob. : +919342332287 email: Krishnakumari.a@Indusind.com

31. The particulars specified in the Description of property have been stated to the best of information of secured creditor and the secured creditor will not be responsible for any

For INDUSIND BANK LIMITED

AUTHORISED OFFICER

error, misstatement or omission.

32. For further details contact the Authorised Officer Ms.A.Krishnakumari Mob. : +919342332287 email: Krishnakumari.a@Indusind.com

33. The submission of the bids shall deem that the Intending Bidders have taken all precautions and satisfied themselves with respect to the conditions of the secured assets and the terms and conditions of the auction. It shall not be open for the Intending Bidders to raise any issue after having submitted the bids and /or participated in the sale proceedings.

IMPORTANT INSTRUCTIONS

34. Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither IndusInd Bank Limited nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc. required so that they are able to prevent such situation and continue to participate in the auction successfully. As per new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3) Windows Vista/Windows 7 installed in their respective PC/Laptop.

35. This is also a notice to the borrower/guarantor of the above said loan about holding of the sale on the above mentioned date if their outstanding dues are not repaid in full.

Place: Chennai
Date : 11.11.2026

A.Krishnakumari,
Authorised Officer
IndusInd Bank Ltd

IndusInd Bank

ANNEXURE 1

BID FORM

1. Name/s of Bidder/s *(In Capital)** :
2. Individual / Company :
3. Father's / Husband's Name* :
   (In case of Company, please give Name of Authorized Official)
4. Date of Birth / Incorporation* :
5. Nationality* :
6. Permanent/Registered Address* :
7. Postal Address of Bidder/s* :
8. Mobile Number & Email ID* :
9. Fax Number* :
10. PAN/TAN Number* :
11. Brief Description of Property / Secured assets :
12. EMD Details
    - Date of Demand Draft :
    - Name of Bank :
    - Branch :
13. Bidder's Offer / Bid Amount : Rs. _____/- (Rupees _____
    (in words and figures) _____ only)
14. Date of submission of Bid :

I declare that I have read and understood all the general, technical and other terms and conditions of the auction sale and shall abide by all of them. I also undertake to improve my bid by minimum one increment value notified in the sale notice if I am the sole bidder.

(Signature of the Bidder/s)

IndusInd Bank

Encl.:

1. Copy/s of Photo ID
2. Copy/s of PAN/TAN Card
3. Copy of address proof of the Bidder(s)
4. In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s must submit copy/s of his / her valid Indian passport.
5. In case of bidder/s staying abroad / NRIs / PIOs / bidder/s holding dual citizenship, bidder/s shall also submit a separate declaration by way of an affidavit in the format attached herein as Exhibit I.

*** Please carry original at the time of auction for the purposes of verification.**



IndusInd Bank

Exhibit I

DECLARATION ON AFFIDAVIT

(To be submitted only by persons residing outside India/NRIs/PIOs/bidders holding dual citizenship)

I, _____, s/o _____ aged _____, residing at _____ do hereby solemnly affirm and declare as under:

1. That I am interested in participating in the auction sale proceedings and bidding for and thereafter purchasing the property viz. _____ *(details of the property)* (hereinafter referred as the "said property").

2. That I am legally competent and entitled to participate in the said auction sale proceedings and pursuant thereto to purchase the said property as and when I am declared as successful bidder by the Authorised Officer of the Bank as the case may be.

3. That by participating in the said auction sale or by purchasing the said property I will not be in contravention of any law, rules, regulations, directions, guidelines, etc. that are or may be applicable to me either in India or outside the jurisdiction of India.

4. That I am deposing this Affidavit on my own and at my sole risk as to the costs and consequences and if the aforementioned facts deposed by me herein are found to be incorrect at any time then I shall be the sole person responsible for the same.

5. That the Bank shall not in any manner be held liable or responsible with respect to any thing or facts that have been mentioned herein and deposed by me.

Deponent