ANNEXURE- B

(Format for uploading in website along with photograph)

APPENDIX- IV-A" [See proviso to rule 8 (6)]

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 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 **Symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, Ranipet IC branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.12.2026** for recovery of **Rs.36,34,610/- (Thirty Six Lacs Thirty Four Thousand Six Hundred and Ten only) (as on 18.11.2026) due** to the Indian Bank, Ranipet IC branch, Secured Creditor, from

1.M/S Thirupathi Heavy Engineering Industries (Partnership firm) S F No- 466/, Rendadi Sholinghur Road Krishnapuram Village, Maruthambakkam Panchayat, Walajah Taluk, Ranipet District - 632405 **(Borrower)**	**2. Mr N Thiruvenkadam** **S/o Mr.C.Narasimman** 27/A,Bajanai koil street, Krishnapuram village, Maruthambakkam Panchayat Ekambaranellore post Walaja taluk, Ranipet District -632405 **(Partner, Guarantor and Mortgagor)**
3.Mr N Venkatesan **S/o Mr.C.Narasimman** 27/A,Bajanai koil street, Krishnapuram village, Ekambaranellore post \ Maruthambakkam Panchayat Walaja taluk, Ranipet District - 632405 **(Partner and Guarantor)**	4. **Estate of the deceased** **Mr. C Narasimman (Partner and Guarantor)** **All the Known and Unknown Legal Heirs** 449/3,Bajanai koil street, Krishnapuram village, Ekambaranellore post Walaja taluk,Ranipet District -632405 **(Partner and Guarantor)**
5. Mrs.S. Kannagi **Daughter of C.Narasimman** No.9, 12th Main road, 2nd Cross, Near P.R.Palli Teycnic Kempamma Layout, Lakshmi Devi Nagar Nandini Layout, Bangalore North Karnataka – 560096 HC-730, Part -3, Anna Nagar Post, Thiruverumbur, Trichy - 26 **Mortgagor, Guarantor and Legal Heir of Late Mr.C.Narasimman**	**6.Mrs.Valliammal** **Wife of C.Narasimman** 27/A, Bajanai Koil street Krishnapuram Village Ekambaranellore Post Marudhampakkam Panchayat Walaja Taluk, Ranipet District 632405 **Legal Heir of Late Mr.C.Narasimman**
7.Mrs.K.Dhanalakshmi **Daughter of C.Narasimman** D.No.485, Subramanipalayam street Lalapet village Walaja Taluk, Ranipet District **Legal Heir of Late Mr.C.Narasimman**	**8.Mrs.Krishnaveni** **Daughter of C.Narasimman** Krishnapuram Village Ekambaranellore Post Marudhampakkam Panchayat Walaja Taluk, Ranipet District - 632405 **Legal Heir of Late Mr.C.Narasimman**

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

For INDIAN BANK
RANIPET I.C. BRANCH

Authorised Officer & Chief Manager

ANNEXURE- B

Detailed description of the Property	**PROPERTY NO. I** **All that piece and parcel of land to an extent of Acre 0.90 cents (½ share out of total extent of Acre 1.80 cents) comprising Dry S.NO.463/2A at Maruthampakkam village, Walaja Taluk, Ranipet District within the Walaja Sub Registration District and Arakkonam Registriation District owned by Mr.N.Thiruvenkadam** **Boundaries of the property as per VAO certificate** **North by Land of Mr.Sigamani** **South by Land of Mr.Sanjivirayan** **East by Krishnapuram road & Thangal** **West by Land of Mr.Chinnasami & Mr.Arul**
	Reserve Price:24.30 Lakh **EMD Amount:2.43 Lakh** **Bid incremental amount:0.50 Lakh** **Property ID: IDIB016338068236** **Date and time of e-auction: 21.12.2026 & 11.00 AM to 03.00 PM** **Prior encumbrance: Nill**

Detailed description of the Property	**PROPERTY NO. II** **DESCRIPTION OF THE PROPERTIES** **All that piece and parcel of house site of an extent of Acre 0.13 cents or 5668 Sq.ft or 526.76 Sq.mts out of total extent of H.A. 0.29.0 comprised in Dry S.No.487/4B and the RCC roofed Residential building constructed thereon at Rendadi road, Krishnapuram village, Hamlet of Maruthampakkam village, Walaja Taluk, Ranipet District within the Walaja Sub Registration District and Arakkonam Registriation District owned by Mr.N.Thiruvenkadam** **Boundaries of the property as per VAO certificate** **North by street** **South by street** **East by Land of Mr.Mani** **West by Land of Mr.Perumal**
	Reserve Price:18.70 Lakh **EMD Amount:1.87 Lakh** **Bid incremental amount:0.50 Lakh** **Property ID: IDIB026338068236** **Date and time of e-auction: 21.12.2026 & 11.00 AM to 03.00 PM** **Prior encumbrance: Nill**

Detailed description of the Property	**PROPERTY NO. III OWNED BY S.Kannagi** **DESCRIPTION OF THE PROPERTIES** **All that piece and parcel of vacant house site of an extent of 2180 Sq.ft out of total extent of H.A.0.72.0 comprised in Dry S.No.449/3 at Maruthampakkam village, Walaja Taluk, Ranipet District within the Walaja Sub Registration District and Arakkonam Registriation District owned by Mrs.S.Kannagi** **Boundaries of the property:** **North by Land of Mrs.Lakshmi Ammal** **South by Rendadi road** **East by Land of Mr.Ponnurangam** **West by Land of Mrs.Amsa**
	Reserve Price:6.84 Lakh **EMD Amount:0.68 Lakh** **Bid incremental amount:0.25 Lakh** **Property ID: IDIB036338068236** **Date and time of e-auction: 21.12.2026 & 11.00 AM to 03.00 PM** **Prior encumbrance: Nill**

For INDIAN BANK
RANIPET I.C. BRANCH

Authorised Officer & Chief Manager

ANNEXURE- B

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **20.12.2026** i.e before the e-Auction Date and time in the portal. The registration, eKYC 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
A/c.No : 6438498244 Name : E-Auction EMD account Vellore Zone	Microsate Vellore IDIB000M195

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.

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

For INDIAN BANK
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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 (https://baanknet.com)**.

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest 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 by our above referred service provider 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 – Ranipet IC Branch, SIPCOT, Ranipet 632403

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 inquiries 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).

For INDIAN BANK
RANIPET I.C. BRANCH

Place: Ranipet
Date: 18/11/2026

(Authorised Officer)
Authorised Officer & Chief Manager