INDIAN BANK, GUINDY BRANCH
131, SIDCO Building, GST Road, Guindy,
Chennai - 32. Telephone : 044-2250 1569 / 0574.
email : guindy@indianbank.co.in

NOTICE OF SALE

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement) Rules 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

(1) Mr. N. Ramanan, (Borrower), S/o Mr. Natesan, No.1199, East Part, Vethachalam Nagar, Adhanur, Kancheepuram District - 603 202. **Also at :** Flat No.T17. Third Floor, Kavanur Village, Kundrathur Taluk, Kancheepuram - 603 203.	**(2) Mrs. Uma Natesan, (Guarantor),** W/o Mr. Natesan, No.1199, East Part, Vethachalam Nagar, Adhanur, Kancheepuram District - 603 202. **Also at :** Flat No.T17. Third Floor, Kavanur Village, Kundrathur Taluk, Kancheepuram - 603 203.

Sub : Your Loan Account No.7648199463 of Mr. N. Ramanan with Indian Bank, Guindy Branch.

Mr. N. Ramanan availed loan facility from Indian Bank, Guindy Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. N. Ramanan** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **08.04.2025** under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling **Mr. N. Ramanan and another** liable to the Bank to pay the amount due to the tune of **Rs.61,59,360/- (Rupees Sixty one lakhs fifty nine thousand three hundred and sixty only)** as on **08.04.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **08.04.2025.**

As **Mr. N. Ramanan** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **17.07.2025** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6(2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **05.08.2025** is **Rs.63,46,801.02 (Rupees Sixty three lakhs forty six thousand eight hundred one and paise two only)** with further interest, costs, other charges and expenses thereon from 06.08.2025.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 24.09.2025 from 11.00 a.m. to 4.00 p.m. which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **11.09.2025 to 12.09.2025 between 10.00 am and 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website **(https://www.baanknet.com)** by using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **25.08.2025 to 24.09.2025.**

The intending Bidders/Purchasers are requested to register with online portal **(https://www.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 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.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.

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.

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 date of auction 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
6120612786 e-auction EMD account, Chennai South Zone	Indian Bank, EthirajSalai Branch, IFSC- IDIB000C032

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.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on “As is where is and as is what is” basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

****This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder :

Details/Description of Mortgaged Assets	**Schedule A :** All that piece and parcel of property measuring a total extent of 8700 Sq. ft., in the approved Layout (Layout approved vide Na.Ka. No.1717/2020, DTCP Approval No.29/2020, dated 16.07.2020) comprised in Old Survey No. 254/3J, as per Patta No.3523, New Survey No.254/3J2 in No.167, Kavanur Village, Kundrathur Taluk, Kancheepuram District, within the Panchayat Limits of Kundrathur Panchayat Union and Kavanur Panchayat. Bounded on the - North by : Remaining land in Survey No. 254/3J, South by : Vacant Plot, East by : Road, West by : Vacant Plot. Measuring - East to West on the Northern side : 131 feet 8 inches, on the Southern side : 131 feet 8 inches, North to South on the Eastern side : 66 feet, on the Western side : 66 feet. Admeasuring 8700 Sq. ft. or thereabouts lying within the Registration District of Tambaram and Sub-Registration District of Guduvanchery. **Schedule B :** All that piece and parcel of property measuring a total extent of 7314 Sq. ft. out of total extent of 8700 Sq. ft. in the Layout (Layout approved vide Na.Ka. No.1717/2020, DTCP Approval No.29/2020, dated 16.07.2020) and obtained approval from the TNRERA under Project Registration No.TN/01/ Building/0320/2022 dated 24.08.2022, Revised Plot and Building Approval from the DTCP vide Ka.ma No.18/2022

	under Proceedings Na.Ka.1591/2022/Ka.ma.2 , dated 21.07.2022, comprised in Old Survey No.254/3J, as per New Patta No.3523, New Survey No.254/3J2A in No.167, Kavanur Village, Kundrathur Taluk, Kancheepuram District, within the Panchayat Limits of Kundrathur Panchayat Union and Kavanur Panchayat. Part-1 (5928 Sq. ft.) Bounded on the - North by : Remaining land in S. No.254/3J, South by : Vacant Plot, East by : Plot Nos.B1 and B2 and Part 2 of this Schedule, West by : Vacant Plot. Measuring - East to West on the Northern side 89 feet 8 inches, Southern side 89 feet 8 inches, North to South on the Eastern side 66 feet, Western side 66 feet, Part-2 (1386 Sq. ft.) Bounded on the - North by : Plot No.B1, South by : Vacant Plot, East by : Kavanur Main Road, West by : Part-1 of this Schedule. Measuring - East to West on the Northern side 42 feet, Southern side 42 feet, North to South on the Eastern side 33 Feet, Western side 33 feet. Admeasuring 7314 Sq. ft. or thereabouts lying within the Registration District of Tambaram and Registration Sub District of Guduvanchery. **Schedule C (Property covered under this deed) :** Flat No.T17 in Third Floor, having a super built up area of 998 Sq. ft., (including common area) and one covered car parking of the apartment to be constructed in the Schedule A Property, together with 386 Sq. ft., undivided share of land out of total extent of 7314 Sq. ft. of the Schedule B property.
Reserve Price	**Rs.61.00 Lakhs**
EMD	**Rs.6.10 Lakhs**
Date, Time for e-auction andProperty ID No.	**24.09.2025 from 11.00 am to 4.00 pm - IDIB7648199463**
Prior Encumbrance	**NIL**

Bidders are advised to visit the website **(https://www.baanknet.com)** of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd. Helpdesk No.8291220220, email ID :- **support.baanknet@psballiance.com** and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD Status, please contact **support.baanknet @psballiance.com**.

For property details and photograph of the property and auction terms and conditions please visit : **https://www.baanknet.com** and for clarifications related to this portal please contact Helpdesk No.8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.baanknet.com**.

Place : Chennai
Date : 07.08.2025

AUTHORISED OFFICER
INDIAN BANK.