# ANNEXURE- B

**APPENDIX- IV-A" [See proviso to rule 9 (1)]**

**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 9 (1) 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 Physical possession of which has been taken by the Authorised Officer of Indian Bank, Stressed Asset Management Branch , Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **19.11.2025**, for recovery **Rs. 3,13,81,910.50 (Rupees Three Crore Thirteen Lakh Eighty One Thousand Nine Hundred Ten and Paise Fifty Only** (as on 31.10.2025) due to the Indian Bank, Ashok Nagar branch (now transferred to SAM Branch, Chennai), Secured Creditor, from **Mr. L. Prathapan (Borrower) and Mrs. J Padma Kalyani (Guarantor).**

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| **(1) Mr L Prathapan, (Borrower/Mortgagor)**<br>S/o Mr R Loganathan,<br>5/2, Rajaji Street, Reddy Kuppam Road,<br>Saidapet, Chennai – 15.<br><br>Also at:<br>I146, SBIOA Unity Enclave,<br>I Block, 14th Floor, Door No.6,<br>Mambakkam, Chennai – 600127. | **(2) Mrs J Padma Kalyani, (Guarantor)**<br>W/o Mr L Prathapan,<br>5/2, Rajaji Street, Reddy Kuppam Road,<br>Saidapet, Chennai – 15.<br><br>Also at:<br>I146, SBIOA Unity Enclave,<br>I Block, 14th Floor, Door No.6, Mambakkam,<br>Chennai – 600127. |

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

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| **Details/Description of Mortgaged Assets** | **Property 1 :**<br>Schedule A:<br>All that piece and parcel of property measuring 6 cents out of 11 cents or 2551 Sqft, Thiruvallur Street, in Survey No.94, present Survey No. 94/2A3A1A2 in No. 173, Selayur Village, Tambaram Taluk, Kanchipuram District, bounded on the<br>North by: 15 Feet Road<br>South by: Property belongs to Mr Daniel<br>East by: Plot No. 2 belongs to Mr. Krishnan<br>West by: Thiruvallur Street<br>This property is situated with in the Sub Registration District of Selaiyur and Registration District of Chennai South.<br>Schedule B:<br>120 Sqft undivided share of land in the Schedule A property.<br>Schedule C:<br>Flat No. S3, in the 2nd floor of the building "Lakshmi Saroja Residency" having super built up area of 470 Sqft which will be inclusive of the share in the common service area and covered car parking Ground floor. |



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| | **Property 2 :**<br>Schedule A:<br>All that piece and parcel of Vacant land bearing Plot No. 19 Part situated at No.3, Kilambakkam Village, Urapakkam Panchayat, Kattankulathur Panchayat Union, Chengleput Taluk, Kanchipuram District, [MMDA for the layout in letter No. PPD/LO.No.44/85 revised PPD/LO No. 82/84 letter No. D2/2781/83 dated 27.05.1985] comprised in Survey No. 209/3 as per patta bearing No. 209/9 measuring to an extent of 952 Sqft., out of 1904 Sqft or thereabouts and bounded on the<br>North By: 16 Feet Road<br>South By: Plot No. 21, S.No. 209/5A<br>East By: Plot No. 18<br>West By: Plot No. 19 Part belongs to Selvi<br>admeasuring:<br>East to West on the Northern Side 17 feet<br>East to West on the Southern Side 17 feet<br>North to South on the Eastern Side 56 feet<br>North to South on the Western Side 56 feet<br>And within the Registration District of Chennai South and Sub-Registration District of Guduvancherry.<br>Schedule B:<br>277 Sqft undivided share in all that piece and parcel of land described in the schedule A supra<br>Schedule C:<br>Flat No. S1 in the second floor having a super built up area of 1044 Sqft which will be inclusive of the share in the common service area with a covered car park marked Bay-2. |
| **Reserve Price** | **Property 1 : Rs.18.00 Lakhs**<br>**Property 2 : Rs.37.00 Lakhs** |
| **EMD** | Property 1 : Rs.1.80 Lakhs, Incremental Bid: 10,000/-<br>Property 2 : Rs.3.70 Lakhs, Incremental Bid: 10,000/- |
| **Date, Time for e-auction and Property ID No.** | **19.11.2025 from 11.00 am to 4.00 pm -**<br>**Property 1 : IDIB462584738A**<br>**Property 2 : IDIB462584738C** |
| **Prior Encumbrance** | **NIL** |

The intending Bidders/ Purchasers are requested to register with online 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 have to transfer the EMD amount in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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



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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 |
|---|---|
| Current Account No.422159631<br>A/c Name: INDIAN BANK SAM Large Branch, Chennai | Indian Bank, Ethiraj Salai Branch<br>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.

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 and Security Interest (Enforcement) Rules, 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 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 portal. (https://baanknet.com).**

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested 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.



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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 of their being declared as a successful bidder 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, Stressed Assets Management Branch, No 55, Ethiraj Salai, Wellington Estate 2nd Floor, Egmore, Chennai-600008. Phone: 044 28216711 28202333 - Mobile No. 9865539360

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 enquiries 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).

INDIAN BAN...

मुख्य प्रबंधक / अधिकृत अधिकारी
Chief Manager / Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, चेन्नै
Stressed Assets Management Branch, Chennai

Place: Chennai

Date: 01.11.2025

Authorised Officer