

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **21/06/2023** by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **17/04/2024**, for recovery of **Rs. 6,49,46,130.70p (Rupees Six Crore Forty Nine Lakhs Forty Six Thousand One Hundred Thirty and paise Seventy only) as on 12/12/2023** together with further interest, cost & expenses, etc., due to the Secured Creditor from following Borrower, & Co Borrowers. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of "**IndusInd Bank Ltd** having Account No. **00073564611092**, **IFSC: INDB0000007**, and Branch Address: **No. 3, Village Road, Nungambakkam, Chennai-600034**.

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% of EMD amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower and Co Borrowers, with Address	1. Mr. Darpan Nandi, (Borrower) Son of Mr. Mahesh Chandrasekarappa Basappa, 2. Mr. Darshan Nandi, (Co-Borrower) Son of Mr. Mahesh Chandrasekarappa Basappa, 3. Mr. Mahesh B. C., (Co-Borrower) Son of Mr. Chandrasekarappa Basappa, All R/at, New No. 44/1, Old No. 580, Ganesh Krupa, Vani Vilas Road, Lakshmpuram, Chamraj Mohalla, Mysore - 570 004, Karnataka
Loan Account Numbers	KYV00002N & KYV00024N
Reserve Price	Rs.10,19,15,000/- (Rupees Ten Crores Nineteen Nine Lakhs Fifteen Thousand Only)



Cathedral Road Office : IndusInd Bank Limited, 'Steeple Reach', Block 1, 2nd Floor, No. 25/14, Cathedral Road, Chennai - 600086 Tel: (86) 40081962

Registered Office : 2401 Gen. Thimmayya Road, Pune 411 001, India
Tel.: (020) 6901 9000 Visit us at www.indusind.com
CIN: L65191PN1994PLC076333



IndusInd Bank

Earnest Money Deposit (EMD)	Rs.1,01,91,500/- (Rupees One Crore One Lakh Ninety One Thousand Five Hundred Only)
Date & Time of E-auction	17/04/2024 between 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	16/04/2024 till 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	With pre appointment
E auction Website Address	https://www.bankeauctions.com
Contact	Mrs. Bindu Moul - 7550285926: (Authorised Officer) Mr. -Ramesh Ganesan - 93427 27077 Mobile No: (Bank Officer)
Description Of The Immovable Property/ Secured Asset	All that piece and parcel of land with building bearing Old Municipal No. 580/1, New No. CH-44/1, situated at Vani Vilasa Road, Lakshmipura, Chamaraja Mohalla, Mysore City and bounded on the North by Property belongs to Balaraje Arasinavar; South by Vani Vilas Road; East by Property belongs to Rangarao & Sons and West by Property measuring East to West - 71 feet and North to South 149 feet in total an extent of 10579 Sq. ft.



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Terms and Conditions:-

- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".
- 2) The auction will be conducted through IndusInd Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.
- 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. <https://www.indusind.com> or website of service provider i.e. <https://www.bankeauctions.com>
- 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank.
- 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon, 122003 Haryana. Support No.: 7291981124,25,26, & Contact Sh. Vinod Chauhan- 9813887931 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mrs. S. Bindu Moul- 75502 85926.
- 6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.
- 7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 02/04/2024
Place: Mysore



S. Bindu Moul

Authorised Officer
IndusInd Bank Ltd

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