

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 **24/08/2023** 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 **23/04/2024**, for recovery of **Rs. 1,89,75,138.78p (Rupees One Crore Eighty Nine Lakhs Seventy Five Thousand One Hundred Thirty Eight and paise Seventy Eight only) as on 23/02/2024** 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. M/s. Rajeshwara Agencies (Borrower) Rep. by its Proprietor, Mr. R. Balasubramanian
	2. M/s. Prema Agencies (Co-Borrower) Rep. by its Proprietor, Mrs. B. Prema
	3. Mr. R. Balasubramanian (Co-Borrower) Son of Mr. Rathinam
	4. Mrs. B. Prema (Co-Borrower) Wife of Mr. R. Balasubramanian
	5. Mr. B. Rajeshwaran Son of Mr. R. Balasubramanian
	All are residing at No. 6/1, Azhagu Nagar, Surakudi Road, Thirunallar, Karaikkal – 609 607

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



Loan Account Numbers	TPL00026N, TPL00039N, TPL00077N & TPL00086N
Reserve Price	Rs.1,22,60,000/- (Rupees One Crore Twenty Two Lakhs Sixty Thousand Only)
Earnest Money Deposit (EMD)	Rs.12,26,000/- (Rupees Twelve Lakhs Twenty Six Thousand Only)
Date & Time of E-auction	23/04/2024 between 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	22/04/2024 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; land measuring 10 Ares (as per Patta 9.5 ares), comprised in Cadastre Nos. 255 & 256 part, Patta No. 322, R. S. No. 38/1, New R. S. No. 38/1D, Azhagu Nagar, Surakudy, situated at Thirunallaru Village, bearing Door Nos. 5, 5A, 5B & 5C, Azhagu Nagar, Soorakudi, Thirunallaru Revenue Village, Thirunallaru Commune, Karaikkal, Puduchery State and the land bounded on the North by Land owned by Vaiyapuri Mudaliar and others (R. S. No. 37); South by Common Passage (R. S. No. 38/1G); East by Property owned by Valarmathi (R. S. No. 38/1E) and West by Property owned by Valarmathi, Krishnasamy & Rajendran (R. S. Nos. 38/1A, 38/1B2 and 38/1C1) Within the limits of Sub Registration District of Thirunallar and Registration District of Puducherry.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.indusind.com> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider 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

This notice of 15 days is being given to all of you in compliance of Rule 8, sub rule 6 of SARFAESI Rules under the SARFAESI Act 2002



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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 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 14/03/2024
Place: Karaikkal




Authorised Officer
IndusInd Bank Ltd

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