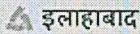


 Indian Bank  ALLAHABAD Stressed Assets Management Branch, Chennai	No: 55, Ethiraj Salai, Wellington Estate, 2nd Floor Egmore, Chennai-600 008 Phone : 044 28216711, 28202333 Email:armb2chennai@indianbank.bank.in
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NOTICE OF SALE

(Including for e-auction mode)

Notice of sale under Rule 9(1) of The Security Interest (Enforcement) Rules 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

From
Authorised Officer,
Indian Bank, Stressed Assets Management Branch,
55, Wellington Estate, II Floor,
Ethiraj Salai, Egmore,
Chennai-600 008

To

(1) M/s. K.K.A AND COMPANY, (Borrower), No.3 & 4, Ground Floor, Old No.11/2, New No.14, Francis Joseph Street, Parrys, Chennai - 600 001.	(2) Mr. Muzaffar Ibrahim, (Partner), S/o Mohamed Mustafa, 101/3, 120, Pedariyar Koil Street Sevenwells, Chennai - 600 001
(3) Mr. Najmudeen, (Partner/Guarantor), S/o Karsar Ameer, No.73/2, Devaraj Street, Triplicane, Chennai - 600 005.	(4) Mrs. Hameedha Banu, (Guarantor), W/o Najmudeen, No.73/2, Devaraj Street Triplicane, Chennai - 600 005.
(5) Mr. Mahubir Khan, (Guarantor), S/o Asadh, 43, Unis Ali Street, Ellis Road, Anna Salai, Chennai - 600 002.	

Sub: Your Loan Account No. 6894083190 of M/s. K.K.A AND COMPANY, Represented by its Partners Mr. Muzaffar Ibrahim & Mr. Najmudeen with Indian Bank, Porur Branch (now transferred to Indian Bank SAM Branch Chennai)

M/s. K.K.A AND COMPANY, Represented by its Partners Mr. Muzaffar Ibrahim & Mr. Najmudeen availed loan facility from Indian Bank, Porur Branch (now transferred to Indian Bank SAM Branch Chennai), and the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Property". **M/s. K.K.A AND COMPANY, Represented by its Partners Mr. Muzaffar Ibrahim & Mr. Najmudeen** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **21.02.2026** under Section 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 **M/s. K.K.A AND COMPANY, Represented by its Partners Mr. Muzaffar Ibrahim & Mr. Najmudeen** liable to the Bank to



pay the total amount due to the tune of **Rs. 2,98,34,215.43/- (Rupees Two Crore Ninety Eight Lakh Thirty Four Thousand Two Hundred and Fifteen and Paise Forty Three only)** as on **20.02.2026** other charges with further interest and expenses thereon. Both of them failed to make payment despite Demand Notice dated **21.02.2026**.

As **M/s. K.K.A AND COMPANY, Represented by its Partners Mr. Muzaffar Ibrahim & Mr. Najmudeen** failed to make payment despite issuance of Demand Notice dated 21.02.2026, the Authorized Officer of the Bank issued Possession Notice dated 25.05.2026.

This is to inform you that, in accordance with Section 13(8) of the SARFAESI Act, 2002 you have the right to redeem the secured assets. You may tender the entire outstanding dues to the Secured Creditor along with all costs, charges and expenses incurred by the Bank.

Your statutory right of redemption under Section 13(8) is strictly limited. It shall stand completely extinguished upon the publication of the notice for public auction/sale of the secured assets.

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 9(1) of The Security Interest (Enforcement) Rules 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **28.07.2026** is **Rs.3,18,22,712.07/- (Rupees Three Crore Eighteen Lakhs Twenty Two Thousand Seven Hundred and Twelve and Seven Paise only)** with further interest, costs, other charges and expenses thereon from 29.07.2026.

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 03.09.2026 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 **13.08.2026 and 14.08.2026 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.




  Indian Bank  इलाहाबाद ALLAHABAD	No: 55, Ethiraj Salai, Wellington Estate, 2nd Floor Egmore, Chennai-600 008 Phone : 044 28216711, 28202333 Email: armb2chennai@indianbank.bank.in
Stressed Assets Management Branch, Chennai	

The Terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt Ltd.)) 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 **03.09.2026** i.e., the e-Auction Date and before the e-auction end 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://baanknet.com> (PSB Alliance Pvt Ltd.)) **for depositing in bidders Global EMD 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 there for.

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 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
Current Account No.422159631 A/c Name: INDIAN BANK SAM Large Branch, Chennai	Indian Bank, Ethiraj Salai Branch IDIB000C032

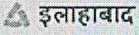
In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the 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.



 इंडियन बैंक Indian Bank  इलाहाबाद ALLAHABAD Stressed Assets Management Branch, Chennai	No: 55, Ethiraj Salai, Wellington Estate, 2nd Floor Egmore, Chennai-600 008 Phone : 044 28216711, 28202333 Email:armb2chennai@indianbank.bank.in
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***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	Property 1:- All that piece and parcel of house, ground and premises bearing New Door No.43, Old No.21, Unis Ali Sahib Street, (as per Corporation Property Tax Assessment Unis Ali Sahib Street), Chennai - 600 002, comprised in O.S. No.265, R.S. No.162/2 and present R.S. No.162/7, Block No.4 of TRIPPLICANE VILLAGE, MYLAPORE-TRIPPLICANE TALUK, Chennai District, admeasuring a total extent of 1395 Square feet and as per patta 1394 Square feet bounded on the – North by: R.S. No.158, Unis Ali Sahib Street, South by: R.S. No.162/3 and R.S. No.162/8, East by: R.S. No.162/10 and West by: R.S. No.162/6, Situated within the sub registration district of Triplicane and registration district of Chennai Central.
Reserve Price Mortgaged Assets	Rs.266.00 Lakhs
EMD	Rs.26.60 Lakhs
Bid Increment Amount	Rs.1,00,000/- (One Lakh Only)
Date, Time for e-auction and Property ID No.	03.09.2026 from 11.00 am to 4.00 pm - Property ID No. : IDIB6894083190 -
Prior Encumbrance	NIL
ASSET ID	200040065107

Bidders are advised to visit the website (<https://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.ebkay@psballiance.com and other help line numbers



 Indian Bank इलाहाबाद ALLAHABAD	No: 55, Ethiraj Salai, Wellington Estate, 2nd Floor Egmore, Chennai-600 008 Phone : 044 28216711, 28202333 Email:armb2chennai@indianbank.bank.in
Stressed Assets Management Branch, Chennai	

available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. And EMD status, please contact support.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://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://baanknet.com>.

Date: 29.07.2026

Place: Chennai

इंडियन बैंक / For INDIAN BANK

 मुख्य प्रबंधक / अधिकृत अधिकारी
 Chief Manager / Authorised Officer
 दबावग्रस्त आस्ति प्रबंधन भाग्या, चेन्नै
 Stressed Assets Management Branch, Chennai
AUTHORISED OFFICER
INDIAN BANK.