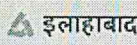


 इंडियन बैंक  Indian Bank  इलाहाबाद ALLAHABAD Stressed Assets Management Branch, Chennai	No: 55, Ethiraj Salai, Wellington Estate, 2nd Floor Egmore, Chennai-600 008 Phone : 044 28216711, 28202333 Email: armb2chennai@indianbank.bank.in
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NOTICE OF SALE

(Including for e-auction mode)

Notice of sale under Rule 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.M.Rajkumar S/o Mani (Director/Guarantor/Mortgagor) Flat No 1051, 5 th Floor Prestige Downtown, tower-I, No 17, Vembuliamman Koil Street, K K Nagar West, Chennai 600 078	2.Mr.Gopinath S/o Govintha Raju (Guarantor) No A-58, S-1, 2 nd Floor, AP, Amany Apartments, 5 th Street, Periyar Nagar, Jawahar Nagar, Chennai 600 082.
3.Mrs.Nalini Rajkumar W/o Mr.M.Rajkumar (Guarantor/Mortgagor) Flat No 1051, 5 th Floor Prestige Downtown, tower-I, No 17, Vembuliamman Koil Street, K K Nagar West, Chennai 600 078	

Sub: Your MSME OD A/c No. 6831514509 and MSME GECLS 1.0 A/c No. 7107920303 (M/s DISHA INFRASPACE SOLUTIONS PRIVATE LIMITED) in the name of Mr.M.Rajkumar S/o Mani (Director/Guarantor/Mortgagor), Mr.Gopinath S/o Govintha Raju (Guarantor) and Mrs.Nalini Rajkumar W/o Mr.M.Rajkumar (Guarantor/Mortgagor) with Indian Bank, Kellys Branch now transferred to Indian Bank SAM Branch Chennai

Mr.M.Rajkumar S/o Mani (Director/Guarantor/Mortgagor), Mr.Gopinath S/o Govintha Raju (Guarantor) and Mrs.Nalini Rajkumar W/o Mr.M.Rajkumar (Guarantor/Mortgagor) availed MSME OD and MSME GECLS 1.0 facility from Indian Bank, Kellys Branch (now transferred to Indian Bank SAM Branch Chennai), and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties", failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **06.02.2026** 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 **Mr.M.Rajkumar S/o Mani (Director/Guarantor/Mortgagor), Mr.Gopinath S/o Govintha Raju (Guarantor) and Mrs.Nalini Rajkumar W/o Mr.M.Rajkumar (Guarantor/Mortgagor)** liable to the Bank to pay the total amount due to the tune of **Rs.4,36,92,936.00 (MSME OD) and Rs.42,52,957.00/- (MSME GECLS 1.0) totally amounting to Rs.4,79,45,893.00 (Rupees Four Crore Seventy Nine Lakh Forty Five Thousand Eight Hundred and Ninety Three Only) as on 05.02.2026** with further interest, costs, other charges and expenses thereon. Both of them failed to make payment despite Demand Notice dated **06.02.2026**

As **Mr.M.Rajkumar S/o Mani (Director/Guarantor/Mortgagor), Mr.Gopinath S/o Govintha Raju (Guarantor) and Mrs.Nalini Rajkumar W/o Mr.M.Rajkumar (Guarantor/Mortgagor)** failed to make payment despite issuance of Demand Notice dated **06.02.2026**, the Authorized Officer of the Bank issued Possession Notice of the schedule mentioned properties under the Act on **07.08.2026** 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.

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.



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As per Rule 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 total amount due as on **27.08.2026** is Rs. 4,87,37,338.90/- MSME OD (Rupees Four Core Eighty Seven Lakh Thirty Seven Thousand Three Hundred and Thirty Eight and Paise Ninety Only) and Rs. 54,81,150.02/- MSME GECLS 1.0 (Rupees Fifty Four Lakh Eighty One Thousand One Hundred and Fifty and Paise Two Only) **totally amounting to Rs. 5,42,18,488.92/- (Rupees Five Crore Forty Two Lakh Eighteen Thousand Four Hundred and Eighty Eight and Paise Ninety Two Only)** in the account of **M/s.Disha Infraspac Solutions Private Limited, Mr.M.Rajkumar S/o Mani (Director/Guarantor/Mortgagor), Mr.Gopinath S/o Govintha Raju (Guarantor) and Mrs.Nalini Rajkumar W/o Mr.M.Rajkumar (Guarantor/Mortgagor)** with further interest, costs, other charges and expenses thereon from **28.08.2026**.

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 07.10.2026 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 **17.09.2026 to 18.09.2026 between 11.00 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 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 **07.10.2026** i.e., the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, 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 auction 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.



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Egmore, Chennai-600 008

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Email:armb2chennai@indianbank.bank.in

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	PROPERTY- 1
	<u>Mortgaged Asset Owned by Mr.M.Rajkumar and Mrs.Nalini Rajkumar-</u> SCHEDULE A ALL THAT PIECE AND PARCEL of vacant land bearing Town Survey No.2/2 (Old Survey Nos.211/1, 211/2, 211/3, 211/4, 211/5A1A1A1A), Virugambakkam Village, Chennai, and bearing Door No.17, Block No 40, Vembuliamman Koil Street, Chennai - 600 078, admeasuring in all 33.60 grounds i.e., 80643 sq.ft., or thereabouts and bounded on the: North by: MGM Apartments in Block No.36. South by: Lands in Town Survey Nos.3, 5, 6, 7 & 8. East by: Land in Town Survey No. 2/1. West by: Vembuliamman Koil Street. Situated within the Registration District of Chennai South and the Sub-Registration District of Virugambakkam. SCHEDULE B 1007.28 Sq.ft., undivided right, title, interest and ownership in the land in schedule "A" property. SCHEDULE C Residential Apartment bearing No.1051 situated on 5th Floor/level of 1 Tower/Block in 'PRESITIGE DOWNTOWN' developed on Schedule 'A' property, measuring 1901 sq.ft of super built up area inclusive of proportionate share in all the common areas such as passages, lobbies, lifts, staircases and other areas of common use and with TWO car parking space in the basement/stilt/surface level.
	PROPERTY- 2 <u>Mortgaged Asset Owned by Mr.M.Rajkumar:-</u> SCHEDULE A All that piece and parcel of vacant land measuring 2 grounds and 500 sq.ft or thereabouts situated in the sanctioned plan of South Madras Neighbourhood Scheme



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ALLAHABAD

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Plot No.1050, bearing Old Door No.22, New Door No.59, Munusamy Salai, K.K.Nagar, Chennai – 78 comprised in Survey No.242 part TS.No.7, Block No.46, of Virugambakkam Village, Mambalam – Guindy Taluk, Chennai District measuring parametrically:

From East to West on the North and South 100'; and From North to South on the East and West 53'; and bounded on the

North by: Plot No.1049;

South by: Plot No. 1051;

East by: Plot Nos.1043 and 1042; and,

West by: 60' Road;

Situated within the Sub-Registration District of Virugambakkam and in the Registration District of South Chennai.

SCHEDULE B

12.72% (i.e. 674.16 sq.ft) of undivided share, right, title and interest in 'A' Schedule land above mentioned.

SCHEDULE C

All the piece and parcel of residential Flat No. "7" in the Fourth Floor of the apartment known as GRN's Jyothir Akshaya measuring 1042 Sq.ft of built up area (including a share in the common areas) and covered car park earmarked as No.7 in the said building constructed in the property mentioned in Schedule "A".

PROPERTY- 3

Property owned by Mrs.Nalini Rajkumar:-

All that piece and parcel of land being an Industrial Plot No B4/37 in the CDMA's Industrial Complex at Maraimalai Nagar, comprised in part of S.No.166, S.No.167 and S.No.168 in Kilakaranai Village limits of Chengalpattu Taluk, Kancheepuram District admeasuring 13683 sq.ft or thereabouts, together with Industrial shed and RCC building admeasuring about 1944 sq.ft and bounded on the

North by: 50 feet Road

South by: Industrial Plot No.B4/30

East by: Industrial Plot No. B4/38

West by Industrial Plot No.B4/36

And linear measurements are:-

East to West on the Northern Side: 80 Feet

East to West on the Southern Side: 80 Feet 6 Inches

North to South on the Eastern Side: 167 Feet

North to South on the Western Side: 174 Feet

Situated within the Sub Registration District of Chengalpattu Joint II and within the Registration District of Chengalpattu.



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Reserve Price Mortgaged Assets	For Property No.1 - (Flat No.1051, Prestige Downtown, KK Nagar):- Rs.200.00 Lakhs. For Property No.2 - (Flat No 7, Jyothir Akhsaya, K.K Nagar):- Rs.120.00 Lakhs. For Property No. 3 - (Industrial Shed with RCC Building, CMDA Maraimalai Nagar):- Rs.798.00 Lakhs.
EMD	For Property No.1:- Rs.20.00 Lakhs For Property No 2:- Rs.12.00 Lakhs For Property No 3:- Rs.79.80 Lakhs
Bid Increment Amount	For Property No.1:- Rs.1,00,000/- (Rs. One Lakh only) For Property No.2:- Rs.1,00,000/- (Rs. One Lakh only) For Property No.3:- Rs.1,00,000/- (Rs. One Lakh only)
Date, Time for e-auction and Property ID No.	07.10.2026 from 11.00 am to 4.00 pm - For Property No.1:- ID No. IDIB6831514509A For Property No 2:- ID No. IDIB6831514509B For Property No.3:- ID No. IDIB6831514509C
Prior Encumbrance	NIL

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.ebkray@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.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: 28.08.2026

Place: Chennai

Copy to:

Mr.G Ramachandran
 RP of Disha Infraspce Solution Pvt Ltd.
 Insolvency Professional,
 F-110, Syndicate Residency,
 Dr.Thomas First Street,
 South Boag Road,
 T.Nagar, Chennai – 600 017




 मुख्य प्रबधक अधिकृत अधिकारी
 Chief Manager / Authorised Officer
 द दवावग्रस्त आरित प्रबधन शाखा, चेन्नई
 Stressed Assets Management Branch, Chennai
AUTHORISED OFFICER
 INDIAN BANK.

