INDIAN BANK, VIT CHENNAI CAMPUS BRANCH
VIT Chennai Campus, Vandalur-Kelambakkam Road,
Keelakottaiyur Village, Melakottaiyur, Chengalpattu, Tamilnadu - 600 127.
Phone : 9445008302. email : vitchennai@indianbank.bank.in

NOTICE OF SALE

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

To,

(1) Mr. M. Alexander, (Borrower/Mortgagor), S/o Mario Roke, Old No.5, New No.9, Block C, Vallalar Street, MMDA Colony, Arumbakkam, Chennai - 600 106.	**(2) Mrs. A. Padmavathi, (Co-borrower),** W/o Alexander, Old No.5, New No.9, Block C, Vallalar Street, MMDA Colony, Arumbakkam, Chennai - 600 106.

Sub : Your Loan Account No.7048705494 of Mr. M. Alexander and Mrs. A. Padmavathi with Indian Bank, VIT Chennai Campus Branch.

Mr. M. Alexander and Mrs. A. Padmavathi availed loan facility from Indian Bank, VIT Chennai Campus Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. M. Alexander and Mrs. A. Padmavathi** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **24.10.2025** under Sec. 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. Alexander and Mrs. A. Padmavathi** liable to the Bank to pay the amount due to the tune of **Rs.26,46,292/- (Rupees Twenty six lakhs forty six thousand two hundred and ninety two only)** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **24.10.2025.**

As **Mr. M. Alexander and Mrs. A. Padmavathi** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **02.02.2026** 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. 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, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **27.10.2026** is **Rs.30,18,413/- (Rupees Thirty lakhs eighteen thousand four hundred and thirteen only)** with further interest, costs, other charges and expenses thereon from 28.10.2026.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 20.11.2026 from 10.00 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 **12.11.2026 to 13.11.2026 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.

The Tender/bid Form with the Terms and conditions can be had on-line from the website **(https://www.baanknet.com)** by using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **04.11.2026 to 20.11.2026.**

The intending Bidders/Purchasers are requested to register with online portal **(https://www.baanknet.com)** 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 before the e-Auction Date and 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://www.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.

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.

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 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
6110075387 e-auction EMD account	Indian Bank, Kancheepuram Branch IFSC- IDIB000K012

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.

***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	All that piece and parcel of vacant house sites, in the Layout measuring about Acres 2.06 Cents of lands comprised in Old Survey No.106/1, New Survey Nos.106/1A & 106/1B and Survey No.106/2 as per Patta No.517 and Old Survey No.107, New Survey No.107/2 as per Patta No.2385, situated at No.50, Kolathur Village, Chengalpattu Taluk, Chengalpattu District and got approval from DTCP vide Approval No.L.P./D.D.T.C.P (C.R) No.191(R)2017, and named it as “Rathi's Amaravathi” bearing Plot No.32 measuring an extent of 720 Sq. ft., comprised in Survey No.106/2 situated at No.50 Kolathur Village, Chengalpattu Taluk, Chengalpattu District and the boundaries and measurements are as follows. Plot No.32 measuring an extent of 720 Sq. ft. bounded on the - North by : Vacant land, South by : Plot No.33, East by : Plot No.31, West by : 20 feet Road. Measuring - On the Northern side : 35'-0'', on the Southern side : 35'-0'', on the Eastern side : 20'-6'', on the Western side : 21'0''. Admeasuring an extent of 720 Sq. ft. The property is situated within the Revenue District of Chengalpattu and within the Sub Registration District of Joint II Chengalpattu and within the limits of Kattankolathur Panchayat Union and Kolathur Village and Panchayat.

Reserve Price	**Rs.16.00 Lakhs**
EMD	**Rs.1.60 Lakhs**
Date, Time for e-auction and Property ID No.	**20.11.2026 from 10.00 am to 4.00 pm - IDIB7048705494**
Prior Encumbrance	**NIL**

Bidders are advised to visit the website **(https://www.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.baanknet@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.baanknet @psballiance.com**.

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

Place : Chengalpattu
Date : 28.10.2026

AUTHORISED OFFICER
INDIAN BANK.