APPENDIX- IV-A" [See proviso to rule 9 (1)]

Sale notice for sale of immovable properties

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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorised Officer of Indian Bank, SAM Branch, Chennai) Secured Creditor, will be sold **on "As is where is", "As is what is"** and **"Whatever there is"** on **20.11.2026,** for recovery of **Rs.4,98,03,375.92 (Rupees Four Crores Ninety Eight Lakhs Three Thousand Three Hundred Seventy Five and Paise Ninety Two Only) (as on 01.11.2026)** due to the Indian Bank, SAM Branch, Chennai Secured Creditor, from

1. M/s. S T SHOES, Partnership firm (Borrower) Door No.21/1, Old No.21A, TS No.920, New No.920/2, Ward 5, Block 14, New Street, Goodanagaram road, Gudiyatham Town and Taluk, Vellore District	**2. Mr. S. A. Ikram (Partner and Mortgagor)** No.29A, Punganoor amman Koil Street, Chunnambupet, Gudiyatham, Vellore District-632602
3. Mr. T. Sundar (Partner and Mortgagor) No.13/137, R.S.Nagar, Pichanoor, Gudiyatham, Vellore District-632602	**4. Mr. A. Parvez Ahmed (Partner and Mortgagor)** No.62/42, Madhar Sahib Street, Dharanampet, Gudiyatham, Vellore District- 632602
5. Mrs. A. Shahera Banu (Partner and Mortgagor) No.62/42, Madhar Sahib Street, Dharanampet, Gudiyatham, Vellore District - 632602	

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Details/Description of Mortgaged Assets	**Property owned by Mr. T. Sundar:** In Vellore District, Vellore Registration District, Gudiyattam taluk, Gudiyattam Sub Registration Office, Commercial Building at Old S.No.198, New T.S. No.358/7, Plot no.170, Sri Vari Nagar, sedukkarai Village, Gudiyattam Taluk, Vellore District to as total extent of 1188 Sq ft owned by Mr. T. Sundar. **Item No.1:** Covered under the sale deed Doc. No.3581/2017 Old S. No.198, New T.S.No.358/7 Portion of Plot No.170 measuring East to West 17 ft, North to South 20 ft having an area of 340 Sq.ft **Boundaries:** North by: Part Plot No.170 belongs to Adisakthi finance South by: Annasalai Street, East by: 5ft wide common way in Plot No.170(Part)

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	West by: West part of Plot No.170 belongs to Stalin. **<u>Item No.2:</u>** Covered under the sale deed Doc. No.3582/2017 Old S. No.198, New T.S.No.358/7 Portion of Plot No.170 measuring 1st Measurement: East to West 17 ft, North to South 17 ft having an area of 289 Sq.ft **Boundaries:** North by: Part Plot No.170 belongs to Saisakthi finance South by: Portion og Plot no.170 of K. Srinivasan East by: 5ft wide common way West by: West part of Plot No.170 belongs to Stalin. **2nd Measurement (Public way):** East to West 5 ft, North to South 37 ft having an area of 185 Sq.ft in this half share i.e.,92 ½ Sq ft. **Boundaries:** North by: Part Plot No.170 belongs to Saisakthi Auto finance South by: 26ft of Annasalai Street East by: Plot No.171 West by: Portion of Plot No.170 of K. Srinivasan **<u>Item No.3:</u>** Covered under the sale deed Doc. No.4610/2018 Old S. No.198, New T.S.No.358/7 Portion of Plot No.170 measuring East to West 17 ft, North to South 20 ft having an area of 340 Sq.ft **1st Measurement:** East to West 22 ft, North to South 17 ft having an area of 374 Sq.ft **Boundaries:** North by: Plot No.168 of Stalin South by: Portion of Plot no.170(Part) of Sundar and 5 ft Common way of Plot No.170(Part) East by: Plot No.171 West by: West part of Plot No.170 belongs to Stalin. **2nd Measurement (Public way):** East to West 5 ft, North to South 37 ft having an area of 185 Sq.ft in this half share i.e.,92 ½ Sq ft. Total area is 381 ½ Sq.ft **Boundaries:** North by: Part Plot No.170 belongs to Mr.sundar South by: 26ft of Annasalai Street East by: Plot No.171 West by: Portion of Plot No.170 of Mr. sundar Totalling all the three items having an area of 340 + 381 ½ + 466 ½ = 1188 Sq ft Owner of the Property: Mr. T. Sundar
Reserve Price	**Rs. 39.00 Lakhs**

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SAM Branch
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EMD	**Rs. 3.90 Lakhs**
Bid Incremental Amount	**Rs. 0.50 Lakhs**
Date, Time for e-auction and Property ID No.	**20.11.2026 from 11.00 am and 4.00 pm & IDIB6735986027**
Prior Encumbrance known to the bank	**Nil**

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 20.11.2026 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, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.baanknet.in) 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.

2. 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 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 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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.



8. Platform (**https://www.baanknet.in**) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://www.baanknet.in.**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://www.baanknet.in**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **baanknet (https://www.baanknet.in)**.

11. The intending Bidders / Purchasers are requested to register on portal (**https://www.baanknet.in**) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Branch Chennai.

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should



make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

इंडियन बैंक / For INDIAN BANK

Place: Chennai.
Date: 02.11.2026

AUTHORISED OFFICER
INDIAN BANK

Chief Manager & Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, चेन्नै
Stressed Assets Management Branch, Chennai