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 symbolic possession of which has been taken by the Authorised Officer of Indian Bank, IND MSME Hosur Branch (now transferred to Stressed Assets Management Branch, Bengaluru), Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20/11/2026 for recovery of Rs. 9,10,06,525.00/- (Rupees Nine Crore Ten Lac Six Thousand Five Hundred Twenty Five only) from M/s Yeko Enterprises Private Limited, Rs. 38,63,724.00/- (Rupees Thirty Eight Lac Sixty Three Thousand Seven Hundred Twenty Four only) from Shri. G. Narayanan, i.e. total Rs. 9,48,70,249.00/- (Rupees Nine Crore Forty Eight Lac Seventy Thousand Two Hundred Forty Nine Only) (as on 02/11/2026), due to the Indian Bank, Stressed Assets Management Branch, Bengaluru, Secured Creditor, from the following:

1. M/s Yeko Enterprises Private Limited (Borrower) Address 1: No. 3A, Electrical and Electronics Industrial Estate, Hosur, Krishnagiri, Tamil Nadu-635109 (Unit-I) Address 2: B8, SIDCO Industrial Estate, Hosur, Krishnagiri, Tamil Nadu-635126 (Unit-II)	2. Shri. G. Narayanan S/o Govindan (Director, Guarantor and Mortgagor for M/s Yeko Enterprises Private Limited & Borrower/Mortgagor for Home Loan) Address: M1-43, Phase VIII, New ASTC HUDCO, Appavoo Nagar, Hosur, Krishnagiri, Tamilnadu-635109
3. Smt. K.V. Yesodha W/o G. Narayanan (Director, Guarantor and Mortgagor for M/s Yeko Enterprises Private Limited and Guarantor for Home Loan of Mr. G. Narayanan) Address: M1-43, Phase VIII, New ASTC HUDCO, Appavoo Nagar, Hosur, Krishnagiri, Tamilnadu-635109	4. Shri. K.V. Nagaprakash S/o K.V. Venkataramanappa (Director, Guarantor, Mortgagor for M/s Yeko Enterprises Private Limited and Guarantor for Home Loan of Shri. G. Narayanan) Address 1: MIG 50, ASTC HUDCO, Appavoo Nagar, Hosur, Krishnagiri, Tamilnadu-635109 Address 2: HIG 223, Old ASTC HUDCO, Hosur, Krishnagiri, Tamilnadu-635109

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

Detailed description of the Property	In HOSUR Town and Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. All that piece and parcel of the land in the sanctioned plan of Phase-VIII, New ASTC Hudco, Hosur Neighbourhood Scheme, bearing Door No.9/43 in Plot No.M1/43 in Survey Number 339 (Part) of Hosur Village in Hosur Taluk and bounded:- On the Northern Side: Children's Play space On the Southern Side: 9 mtr. Road On the Eastern Side : Plot No.44 On the Western Side : Plot No.42 Within the above boundaries, the site measuring:- East to West on the Northern side: 12.00 Metre East to West on the Southern side: 12.00 Metre North to South on the Eastern side: 18.90 Metre North to South on the Western side: 18.90 Metre i.e., in all measuring an area of 226.80 Square Metre (or) measuring an area of 2440

	Square Feet. Property is in the name of Shri. G. Narayanan S/o Govindan CERSAI Asset ID: 200030732750, Security Interest ID: 400030782648
Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no prior encumbrance on the property.
Reserve Price	Rs. 1,76,00,000.00 (Rupees One Crore Seventy Six Lac only)
EMD Amount	Rs. 17,60,000.00 (Rupees Seventeen Lac Sixty Thousand only)
Bid incremental amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Date and time of e-auction Platform of e-auction Service Provider	Date:- 20/11/2026 Time:- 10.00 AM to 5.00 PM https://baanknet.com
Property ID No.	IDIB649687610420

Detailed description of the Property	All that piece and parcel of the land in the sanctioned Plan of Phase-VIII, Hosur Neighborhood Scheme, attached to the Registration District of Krishnagiri and Sub Registration District of Hosur and also attached to the village Panchayat limits of Hosur and Union Council of Hosur. SURVEY NUMBER: 329/1, (Part) and the said land has been converted into housing layout in which Plot No. MIG-(I) A-16 measuring 226.80 sq.mtrs of land, in this constructed RCC building in Ground Floor, within the following boundaries and measurements: On the East by: Plot No.17; On the West by: Plot No.15. On the North by: 9.00 Mtrs Road; On the South by: Plot No.24; Within these boundaries measuring East to West North side: 12.00 Mtrs, South side: 12.00 Mtrs, North to South East side: 18.90 Mtrs, West side: 18.90 Mtrs, Total – 226.80 Sq. Mtrs of land, in this constructed RCC Building in the ground floor with additional construction, including all accessories, doors and windows, water and electrical installations. The door number of the above said house is MIG-(I) A-16, Service connection No.311 of Distribution M.H.Zone. Property is in the name of Shri. G. Narayanan S/o Govindan CERSAI Asset ID: 200030730178, Security Interest ID: 400030780071
Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no prior encumbrance on the property.
Reserve Price	Rs. 1,40,00,000.00 (Rs. One Crore Forty Lac only)
EMD Amount	Rs. 14,00,000.00 (Rs. Fourteen Lac only)
Bid incremental amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Date and time of e-auction Platform of e-auction Service Provider	Date:- 20/11/2026 Time:- 10.00 AM to 5.00 PM https://baanknet.com
Property ID No.	IDIB649687610421

The intending Bidders/Purchasers are requested to register with online portal (https://baanknet.com) using their mobile number and email id. Further, after completing their e-KYC, 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, e-KYC and transfer of EMD in wallet 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://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.

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
A/c no. 6096875321 A/c name: e-auction EMD account, Bangalore Zone	Indian Bank, M.G. Road Branch, Bangalore IFSC: IDIB000M050

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 and Security Interest (Enforcement) Rules, 2002.

8. Platform (**https://baanknet.com**) 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.bannknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://baanknet.com.**

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://baanknet.com**

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

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they will complete their e-KYC. Once, the e-KYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested 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, Stressed Assets Management Branch, Bengaluru.

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).



Place: Hosur
Date: 03/11/2026

(Authorised Officer)