



NOTICE OF SALE

20.08.2026

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. M/s Jeeva E-Bike Manufacturing Private Limited Managing Director: Mr.A Sudhakar s/o Anandhan Director: Mr.A Baskar s/o Anandhan Registered Office and Unit Address: SF No.495/1,Balaji Nagar,Chinna Elasagiri SIPCOT Post,Hosur,Krishnagiri Dt,Tamilnadu.635126	2. Mr.A Sudhakar S/o Anandhan (Director, Mortgagor, Guarantor for M/s. Jeeva E-Bike Manufacturing Private Limited & Borrower, Mortgagor for Home Loan & Home Loan Plus of Mr.A. Sudhakar and Mr. A.Baskar) Residing at D.No.5/746,Balaji Nagar,Chinna Ealasagiri, Zuzuwadi,Hosur Taluk,Krishnagiri Dt,Tamilnadu.635126.
3. Mr.A Baskar S/o Anandhan (Director, Mortgagor, Guarantor for M/s. Jeeva E-Bike Manufacturing Private Limited & Borrower, Mortgagor for Home Loan & Home Loan Plus Mr.A. Sudhakar and Mr. A.Baskar) Residing at D.No.5/746,Balaji Nagar,Chinna Ealasagiri, Zuzuwadi,Hosur Taluk,Krishnagiri Dt,Tamilnadu.635126.	4. Mrs.Sagundhala Anandhan (Mortgagor, Guarantor for M/s. Jeeva E-Bike Manufacturing Private Limited) W/o Anandhan Residing at D.No.5/746,Balaji Nagar,Chinna Ealasagiri,Zuzuwadi,Hosur Taluk,Krishnagiri Dt,Tamilnadu.635126.
5.Mrs.Vennila (Guarantor) W/o Sudhakar (Guarantor for M/s. Jeeva E-Bike Manufacturing Private Limited & Home Loan & Home Loan Plus of Mr.A.Sudhakar and Mr.A.Baskar) Residing at D.No.5/746,Balaji Nagar,Chinna Ealasagiri,Zuzuwadi,Hosur Taluk,Krishnagiri Dt,Tamilnadu.635126.	6. Mrs.Nithya (Guarantor) W/o Baskar (Guarantor for M/s. Jeeva E-Bike Manufacturing Private Limited & Home Loan & Home Loan Plus of Mr.A.Sudhakar and Mr.A.Baskar) Residing at D.No.5/746,Balaji Nagar,Chinna Ealasagiri, Zuzuwadi,Hosur Taluk,Krishnagiri Dt,Tamilnadu.635126.

Sub: Your (i) OCC Limit A/c No. 6794048999 in the name of M/s Jeeva E-Bike Manufacturing Private Limited, (ii) Housing Loan A/c No. 6815435229 (iii) Home Loan Plus A/c No.7240104459 in the name of Mr.A.Sudhakar and Mr.A.Baskar accounts with IND MSME Hosur Branch - Reg

1. M/s Jeeva E-Bike Manufacturing Private Limited and
2. Mr.A.Sudhakar and Mr.A.Baskar availed MSME and Home Loan ,Home Loan Plus facilities respectively from Indian Bank, Ind MSME Hosur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Jeeva E-Bike Manufacturing Private Limited, Mr.A.Sudhakar and Mr.A.Baskar failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 13.08.2025 and 06.09.2025 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 upon Borrower(s), Guarantor(s) liable to the Bank to pay the amount due to the tune of
 - Rs.101,95,444/- (Rupees One Crore One Lakh Ninety-Five Thousand Four Hundred Forty-Four only) by M/s. Jeeva E-Bike Manufacturing Private (1st, 2nd, 3rd, 4th, 5th and 6th) on 13.08.2025 with further interest, costs, other charges and expenses thereon. All of you have failed to make payment despite Demand Notice dated 13.08.2025.
 - Rs.7070599/- (Rupees Seventy Lakhs Seventy Thousand Five Hundred Ninety-Nine Only) by 2nd, 3rd, 5th and 6th of you on 06.09.2025 with further interest, costs, other charges and expenses thereon. All of you have failed to make payment despite Demand Notice dated 06.09.2025.

As 1st, 2nd, 3rd, 4th, 5th and 6th of you failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties mortgaged to OCC A/c of M/s Jeeva E-Bike Manufacturing Private Limited the Act on 24.10.2025 after complying with all legal formalities.

As 2nd, 3rd, 5th and 6th of you failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties mortgaged to Home Loan and Home Loan Plus accounts of Mr.Sudhakar and Mr.A.Baskar the Act on 29.11.2025 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 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 20.08.2026 by

1. M/s Jeeva E-Bike Manufacturing Private Limited OCC A/c No. 6794048999., in Rs. 1,19,49,611/- (Rupees One Crore Nineteen Lakhs Forty Nine Thousand Six Hundred Eleven Only)
2. Mr.A.Sudhakar and A.Baskar Home Loan A/c No.6815435229 in Rs. 34,43,092/- (Rupees Thirty Four Lakhs Forty Three Thousand Ninety Two Only).
3. Mr.A.Sudhakar and A.Baskar Home Loan Plus A/c No.7240104459 in Rs. 41,14,468/- (Rupees Forty One Lakhs Fourteen Thousand Four Hundred Sixty Eight Only).

Totally **Rs.1,95,07171/- (Rupees One Crore Ninety Five Lakhs Seven Thousand One Hundred Seventy One Only)** with further interest, costs, other charges and expenses thereon from **20.08.2026**.

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 07.09.2026 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 up to **06.09.2026** between **11.00 am to 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://baanknet.com> and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

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 eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **06.09.2026** i.e before the e-Auction Date and time in the portal. The registration, e-KYC 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>) for depositing in bidders 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 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 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
6163416884 & E-AUCTION	Indian Bank - Krishnagiri Branch IDIB000K052

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	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Property 1: ITEM No. I: ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District, Krishnagiri Registration District of Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. SURVEY NUMBER 495/1 Dry Extent Hec.0.64.0 (or) Extent Ac.1.58 Cents, Asst.Rs.1.78 np., out of this:- The house site, measuring an area of 2400 Square Feet and situated within the following boundaries: - On the Eastern Side : 5 Feet Public Passage On the Western side : Portion of land in the same Survey Number On the Northern side: 20 Feet Road On the Southern side: Portion of land in the same Survey Number Within the above boundaries, measuring: - East to West on the Northern Side: 60 feet; East to West on the Southern Side: 60 feet; North to South on the Eastern Side: 40 feet; North to South on the Western Side: 40 feet.	Rs.140.83 Lakhs	Rs.14.083 Lakhs	07.09.2026 Between 11.00 AM to 4.00 PM IDIB67940489 99A	Indian Bank, IND MSM E Hosur Branch,
ITEM No. II: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District, Krishnagiri Registration District of Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. SURVEY NUMBER 495/1 Dry Extent Hec.0.64.0 (or) Extent Ac.1.58 Cents, Asst.Rs.1.78 np., out of this:- The house site, measuring an area of 1920 Square Feet and situated within the following boundaries:- On the Eastern Side: 5 Feet Public Passage; On the Western side: House site of K.N.Rajendran On the Northern side: Private Property; On the Southern side: Private Property. Within the above boundaries, measuring:- East to West on the Northern Side: 60 feet; East to West on the Southern Side: 60 feet; North to South on the Eastern Side: 32 feet;				

North to South on the Western Side: 32 feet. Item Nos.1 and 2 making a total area of 4320 Square Feet, together with RCC Terraced building being constructed thereon (The above site is further sub divided as new sub division Survey Number 495/1A1A1 Extent Hec.0.49.88, Asst.Rs.1.38 np.) The above plot is duly regularized / approved as per the Government of Tamil Nadu G.O. (MS) No.78, H & UD dated 04.05.2017 and G.O No. 172 H & UD dated 13.10.2017 in approval File No.Na.Ka.3585/3528/2018/F-1 dated 07.03.2019 vide regularization No.3525/2018 by the Commissioner, Hosur Municipality.				
Property 2:ITEM No. V: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District. Survey No.495/1, Dry. Ext. Hec.0.64.0 (or) Ac.1.58 cents, in this new sub division Survey No.495/1A1, Ext. Hec.0.49.88 (or) Ac.1.23 cents, which has been converted into plots, in this the site, measuring ; East to West on the North : 30 feet, East to West on the South : 28 feet, North to South on the East : 35 feet, North to South on the West : 35 feet. i.e., an area of 1015 square feet, together with the existing GV Sheet Roof Ground Floor Building, constructed thereon, bearing the present Door No.746/1 and all situated within the following boundaries: East : Private land, West : 5 feet common way, North : Land belonging to A.Bhaskar & A.Sudhakar, South : Private land. (The above site is now surveyed as forming part of new sub division Survey No.495/1A1A1A1A1, Ext. Hec.0.40.21).	Rs.25.72 Lakhs	Rs.2.572 lakhs	07.09.2026 Between 11.00 AM to 4.00 PM IDIB67940489 99C	Indian Bank IND MSME Hosur Branch,,
Property 3:ITEM No. VI: In ZUZUVADI Village of Hosur Taluk and attached to Hosur Sub Registration District and Krishnagiri Registration District of Krishnagiri District. Survey No.495/1, Dry. Ext. Hec.0.64.0 (or) Extent Ac.1.58 cents, Asst.Rs.1.78np.,out of this new sub division Survey No.495/1A1A1, Dry Ext. Hec.0.51.0, Asst.Rs. 1.41 np., (Or)Ac.1.26 cents, out of this an area of Ac.1.00,which has been converted into layout, comprising various house site, out of this house site bearing PLOT NO : 23,measuring an area of 1320 Square Feet and situated within the following boundaries:- East : 15 feet Road, West : Remaining land in Survey Number 495/1, North : Plot no 24, South : Plot no 22. within the above boundaries, measuring:- East to West on the Northern Side : 55 feet, East to West on the Southern Side : 55 feet, North to South on the Eastern Side : 24 feet, North to South on the Western Side : 24 feet. (The above site is now surveyed as forming part of new sub division Survey No.495/1A1A1A1A11, Ext. Hec.0.37.9).	Rs.39.27 lakhs	Rs.3.927 Lakhs	07.09.2026 Between 11.00 AM to 4.00 PM IDIB679404 8999D	Indian Bank IND MSME Hosur Branch,,

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 8291220220. For Registration status and EMD status, please email to support.baanknet@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 PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>

For INDIAN BANK

R. M. N.
AUTHORISED OFFICER

Place: Hosur

Date: 20.08.2026