

ANNEXURE- B
APPENDIX- IV-A" [See proviso to rule 8 (6)]

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 8 (6) 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, Stressed Asset Management Branch, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.10.2026**, for recovery of **Rs.5,42,18,488.92/- (Rupees Five Crore Forty Two Lakh Eighteen Thousand Four Hundred and Eighty Eight and Paise Ninety Two only)** (as on 27.08.2026) with further interest, costs, other charges and expenses thereon from 28.08.2026 due to the Indian Bank, Kellys branch (now transferred to SAM Branch, Chennai), (Secured Creditor), from **M/s.Disha Infraspace 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)**

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	

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- 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 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 <u>Property owned by Mrs.Nalini Rajkumar:-</u> 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.
Reserve Price	Property No.1 - (Flat No.1051, Prestige Downtown, K K Nagar):- Rs.200.00 Lakhs. Property No.2 - (Flat No 7, Jyothir Akhsaya, K.K Nagar):- Rs.120.00 Lakhs. 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

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 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, 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
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.



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.baanknet@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 eAuction and User Manual on operational part of e-Auction related to this e-Auction from (<https://baanknet.com>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC 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 ($\geq$ 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 of their being declared as a successful bidder 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 No.55, Ethiraj Salai, Wellington Estate 2nd Floor, Egmore, Chennai 600008. Phone: 044 28216711 28202333 - Mobile No.9894804391.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties other than mentioned above (if any). However, the intending bidders should make their own independent enquiries 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: Chennai
Date: 28.08.2026



इंडियन बैंक / For INDIAN BANK

T. Shan
मुख्य प्रबंधक / Chief Manager
दबावग्रस्त आस्ति प्रबंधन शाखा, चेन्नई
Stressed Assets Management Branch, Chennai
Authorised Officer
Indian Bank