

olc

Ref. No. IBL/FRR/TN// 1st E-Auction Notice/2025
To,

Date: 18th November, 2025

<p>1. M/S. Shri Karthick Steels Rep. by its Proprietor Mr. R Karthikeyan Old No.2/ 14, New No. Kummalamman Koil Street, Tondiar et; Chennai 600081</p>	<p>M/S. Shri Karthick Steels Rep. by its Proprietor Mr. R Karthikeyan Old No.2/ IH, New No. 17, Kummalamman Koil Street, Tondiar et, Chennai — 600081</p>
<p>2. Mr. R Karthikeyan S/o Mr. S Rajamanickam Flat No.405, 4th Floor, Tower No. 7, Emma-r MGF .Apartment, Esplanade, No. 75, Vaithyanathan Street, Tondiarpet, Chennai – 600081</p>	<p>3. Mrs. Senthil Priya W/o Mr. R Karthikeyan Flat No.405, 4th Floor, Tower No.7, Emmar MGF Apartment, Esplanade, 75, Vaithyanathan Street, Tondiarpet, Chennai – 600081</p>

Dear Sir/Madam,

Ref.: Notice for Sale under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Security Interest Enforcement Rules, 2002 (SARFAESI Rules)

Kindly refer, the bank had issued Notice under Section 13 (2) of SARFAESI Act, 2002 on 06.08.2021 calling upon the borrower to repay the amount mentioned in the notice. Further the borrower failed to repay the amount and the physical possession of which has been taken on 19.08.2025 by the Authorised Officer of M/s. IndusInd Bank Ltd.

Please take notice that since you have failed to pay the total outstanding that is due and payable by you to IndusInd Bank Limited, we being the secured creditors are constrained to take further steps and therefore the secured asset as detailed in the schedule below is being put up for sale by the authorized officer of the secured creditor, viz. IndusInd Bank Limited under the provisions of SARFAESI Act and SARFAESI Rules which please note. The E-Auction sale is being conducted on E-Auction/Bidding through website (<https://www.bankeauctions.com>) on **08/01/2026 from 11.00 am to 12:00 noon**. The Auction Notice is being published on **19.11.2025** in the Chennai edition of two newspapers namely Trinity Mirror (in English) and Makkal Kural (in Tamil).

Please treat this as statutory notice of Thirty days issued under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002.

Please also be informed that you may close your loan account and redeem the secured asset by making payment of the total outstanding dues aggregating to **Rs.2,86,13,965.84/- (Rupees Two Crore Eighty six lakhs thirteen thousand nine hundred and sixty five and eighty four paise Only)** as on 31.10.2025 with further interest at the contractual rate from 01.11.2025 plus costs, charges, expenses thereon, till payment / realization, any time before the said sale.

Cathedral Road : IndusInd Bank Limited, 'Steeple Reach', Block 1, 2nd Floor, No. 25/14, Cathedral Road, Chennai - 600086.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.
Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.com
CIN : L65191PN1994PLC076333

For INDUSIND BANK LIMITED



Authorised Officer
Page 1 of 2

Property of Mr. R Karthikeyan S /o Mr. S Rajamanickam Settlement Deed Doc No.1978/2017, dated 07.04.2017.

All the piece and parcel of the Land and Godown, bearing Plot Nos. 10, 11 & 12, in Burma Nagar, Sadayankuppam, Thiruvallur 600103, lying within the limits of Corporation of Chennai, measuring an total extent of 7,316 Sq.ft., comprised in S No. 38/ 1, (bearing Plot No. 10 - 1860 sq.ft, as per patta S No.38/1B2, bearing Plot No. 11 - 1860 Sq.ft., and Plot No. 12 3596 Sq.ft., as per patta S No.38/42) situated at Sadayankuppam Village, Thiruvottiur Taluk, Thiruvallur District and bounded on

Boundaries for Plot No. 10

On the North: Plot No.11

On the South:Plot No.9

On the East:Property belonging to K C P Company

On the West:30* wide Common Road

In total 1860 Sq.ft., (or) 172.86 Sq.mt.,

Boundaries for Plot No. 11

On the North.. Plot No. 12

On the South.. Plot No. 10

On the East . Property belonging to K C P Company

On the West . 30" wide Common Road

In total 1860 Sq.ft., (or) 172.86 Sq.mt.,

Boundaries for Plot No. 12

On the North - Property belonging to K C P Company

On the South - Plot No. 11

On the East - Property belonging to K C P Company

On the West -30 wide Common Road

In total 3596 Sq.ft., (or) 334.20 Sq.mt.,and situated within the Registration District of Chennai North and Sub Registration District of Thiruvottiur.

Reserve Price	Rs.97,90,352/- (Rupees Ninety Seven Lakhs Ninety thousand three hundred and fifty two Only)
Earnest Money Deposit (10% of Reserve Price)	Rs.9,79,035.2/- (Rupees Nine lakhs seventy nine thousand thirty five and two paisa Only)

Please find enclosed herewith the E-Auction Sale Notice issued by the undersigned with respect to the securities/ properties as described in the said Notice therein.

Yours faithfully,



**For IndusInd Bank Limited
Authorised Officer**

Cathedral Road : IndusInd Bank Limited, 'Steeple Reach', Block 1, 2nd Floor, No. 25/14, Cathedral Road, Chennai - 600086.

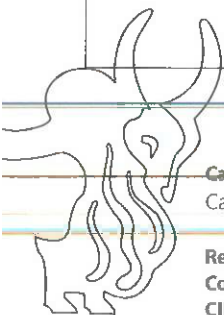
Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.
Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.com
CIN : L65191PN1994PLC076333

APPENDIX IV-A
[See proviso to Rule 8(6)]
Sale Notice for sale of Immovable Property

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 secured asset is mortgaged/charged to the Secured Creditor, the physical possession of which has been taken on **29.09.2025** by the Authorised Officer of M/s. IndusInd Bank Ltd. The secured creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) basis on **08.01.2026** for recovery of **Rs.2,86,13,965.84/- (Rupees Two Crore Eighty six lakhs thirteen thousand nine hundred and sixty five and eighty four paisa Only)** as on **31.10.2025** with further interest at the contractual rate and costs, charges and expenses due to IndusInd Bank Ltd., from the borrower **M/s. Shri Karthick Steels.** and guarantors **Mr.R.Karthikeyan and Mrs.Senthil Priya**

Names of Borrower	M/s. Shri Karthick Steels.
Property of Mr. R Karthikeyan S /o Mr. S Rajamanickam Settlement Deed Doc No.1978/2017, dated 07.04.2017. All the piece and parcel of the Land and Godown, bearing Plot Nos. 10, 11 & 12, in Burma Nagar, Sadayankuppam, Thiruvallur 600103, lying within the limits of Corporation of Chennai, measuring an total extent of 7,316 Sq.ft., comprised in S No. 38/ 1, (bearing Plot No. 10 - 1860 sq.ft, as per patta S No.38/1B2, bearing Plot No. 11 - 1860 Sq.ft., and Plot No. 12 3596 Sq.ft., as per patta S No.38/42) situated at Sadayankuppam Village, Thiruvottiur Taluk, Thiruvallur District and bounded on Boundaries for Plot No. 10 On the North: Plot No.11 On the South:Plot No.9 On the East:Property belonging to K C P Company On the West:30* wide Common Road In total 1860 Sq.ft., (or) 172.86 Sq.mt., Boundaries for Plot No. 11 On the North .. Plot No. 12 On the South .. Plot No. 10 On the East. Property belonging to K C P Company On the West .. 30" wide Common Road In total 1860 Sq.ft., (or) 172.86 Sq.mt.,	



Cathedral Road : IndusInd Bank Limited, 'Steeple Reach', Block 1, 2nd Floor, No. 25/14, Cathedral Road, Chennai - 600086.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.
Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.com
CIN : L65191PN1994PLC076333

For INDUSIND BANK LIMITED

Authorised Officer

Boundaries for Plot No. 12

On the North - Property belonging to K C P Company
On the South - Plot No. 11
On the East - Property belonging to K C P Company
On the West - 30 wide Common Road

In total 3596 Sq.ft., (or) 334.20 Sq.mt., and situated within the Registration District of Chennai North and Sub Registration District of Thiruvottiur.

Reserve Price	Rs.97,90,352/- (Rupees Ninety Seven Lakhs Ninety thousand three hundred and fifty two Only)
Earnest Money Deposit (10% of Reserve Price)	Rs.9,79,035.2/- (Rupees Nine lakhs seventy nine thousand thirty five and two paise Only)
Known encumbrance, if any	NIL to the knowledge of the bank.
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known to the best of knowledge of the Bank.
Inspection of Property	On 29/12/2025 between 11.00 a.m. to 12.00 p.m.
Contact Person and Phone No	Mr. T.Manikandan (Authorized Officer) Mobile No: 8248299576
Last date for submission of Bid/Bid:	07/01/2026 till 04.00 PM
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://www.bankeauctions.com) on 08/01/2026 from 11.00 am to 12:00 noon.
Bid increment	Rs.50,000/-

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.indusind.com> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Mr. Prabakaran, Contact No. +91 74182 81709

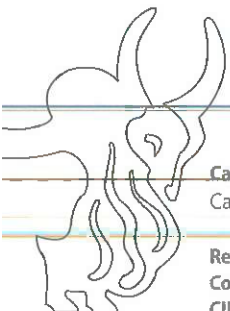
This notice of 30 days is being given to all of you in compliance of Rule 8, sub rule 6 of SARFAESI Rules under the SARFAESI Act 2002

Place: Chennai
Date: 18/11/2025


Authorised Officer
IndusInd Bank Ltd

Cathedral Road : IndusInd Bank Limited, 'Steeple Reach', Block 1, 2nd Floor, No. 25/14, Cathedral Road, Chennai - 600086.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001, India.
Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.com
CIN : L65191PN1994PLC076333



Chennai G.P.O. 600001

ET214597371IN, IVR No1: 1800266666

18-11-2025 15:26:13, Counter No. 6,

To: MS SHRI KARTHICK STEELS

TONDIARPET, CHENNAI, 600081

From: INDUSIND BANK LTD FRRG DEPT

25 VATHERDRAL ROAD, CHENNAI, 600086

Base Amt: 29.00

To: MS SHRI KARTHICK STEELS

P.Mode: QR

POD:Yes-Chg: 10, www.indiapost.gov.in

भारतीय डाक
डाक सेवा - जन सेवा

India Post
Dak Seva - Jan Seva

Chennai G.P.O. 600001

ET214597385IN, IVR No1: 1800266666

18-11-2025 15:26:30, Counter No. 6,

To: MS SHRI KARTHICK STEELS

TONDIARPET, CHENNAI, 600081

From: INDUSIND BANK LTD FRRG DEPT

25 VATHERDRAL ROAD, CHENNAI, 600086

Base Amt: 29.00

To: MS SHRI KARTHICK STEELS

P.Mode: QR

POD:Yes-Chg: 10, www.indiapost.gov.in

भारतीय डाक
डाक सेवा - जन सेवा

India Post
Dak Seva - Jan Seva

Chennai G.P.O. 600001

ET214597399IN, IVR No1: 1800266666

18-11-2025 15:26:51, Counter No. 6,

To: R KARTHIKEYAN

TONDIARPET, CHENNAI, 600081

From: INDUSIND BANK LTD FRRG DEPT

25 VATHERDRAL ROAD, CHENNAI, 600086

Base Amt: 29.00

To: R KARTHIKEYAN

P.Mode: QR

POD:Yes-Chg: 10, www.indiapost.gov.in

भारतीय डाक
डाक सेवा - जन सेवा

India Post
Dak Seva - Jan Seva

Chennai G.P.O. 600001

ET214597408IN, IVR No1: 1800266666

18-11-2025 15:27:14, Counter No. 6,

To: MRS SENTHIL PRIYA

TONDIARPET, CHENNAI, 600081

From: INDUSIND BANK LTD FRRG DEPT

25 VATHERDRAL ROAD, CHENNAI, 600086

Base Amt: 29.00

To: MRS SENTHIL PRIYA

P.Mode: QR

POD:Yes-Chg: 10, www.indiapost.gov.in

भारतीय डाक
डाक सेवा - जन सेवा

India Post
Dak Seva - Jan Seva