

NOTICE OF INTENDED SALE

Notice of sale under Rule 6(2) & 8(6) / 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. Ms. R. Kiruthiga, D/o. Mr. G. Ramachandran (Borrower), Reg Address: No. 123, Middle Street, Nattarmangalam, Kattumannarkoil – 608301.
2. Mr. G. Ramachandran, S/o. Mr. C. K. Govindan (Co-Borrower & Mortgagor), Address: No. 123, Middle Street, Nattarmangalam, Kattumannarkoil – 608301.
3. Mr. M. Mubarak, S/o. Mr. Mohamed Kani (Guarantor), Address: Sirajudeen Milleth Street, Thideerkuppam, Ayangudi, Kattumannarkoil – 608301.

Sub: Loan account no. 875176660 (Education loan) for Rs. 1194000.00 with Indian Bank, Kattumannarkoil Branch.

Ms. R. Kiruthiga and Mr. G. Ramachandran availed Education Loan facility of Rs. 11,94,000/- from Indian Bank, Kattumannarkoil Branch, the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Property". Ms. R. Kiruthiga and Mr. G. Ramachandran failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 30/11/2019 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) Ms. R. Kiruthiga and Mr. G. Ramachandran, Guarantor(s) Mr. M. Mubarak, S/o. Mohamed Kani liable to the Bank to pay the amount due to the tune of Rs. 22,60,376/- (Rupees Twenty two lakhs sixty thousand three hundred seventy six Only) as on 30/11/2019 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 30/11/2019.

As Ms. R. Kiruthiga and Mr. G. Ramachandran failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned property under the Act on 07/03/2020 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 IN 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 for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 21/08/2026 is Rs. 18,73,280/- (Rupees Eighteen lakhs seventy three thousand two hundred and eighty only) with further interest, costs, other charges and expenses thereon from 22/08/2026.

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 28/09/2026 from 11.00 am to 4.00 pm which would be 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 from 13/09/2026 to 27/09/2026 between 10.00 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 e-KYC, the intending Bidders/Purchasers have to transfer the EMD amount in their e-Wallet by 28/09/2026. 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) 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
6169974808 - E-AUCTION EMD ACCOUNT	INDIAN BANK, CUDDALORE MAIN BRANCH; IFSC : IDIB000C034



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.

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
In Cuddalore district, Chidambaram Registration district, Mannargudi Sub-Registration district, Kattumannarkoil taluk, Nattarmangalam village, Ward No. 3, Middle Street, Natham R. S. No. 64/1 (New R. S. No. 122/5 and 122/8). Measuring 372 Square meters bearing old door no. 123, new door no. 441. Boundaries:- East by Palanivel house, West by Kadambavana Sundaram house, South by Manthoppu Street,	17,02,000/-	1,70,000/-	28/09/2026 11.00 am to 04.00 pm Property id No: IDIB875176660	Nil



North by Middle Street.				
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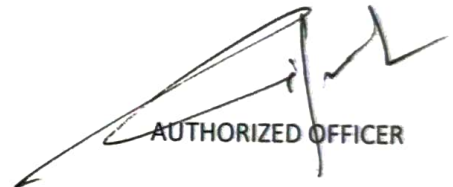
Bidders are advised to visit the website (<https://baanknet.com>) of our e-auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd. Helpdesk No. 8291220220, email ID :- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact 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 the portal, please contact Helpdesk No. 8291220220.

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

Place: Kattumannarkoil

Date: 08/09/2026


AUTHORIZED OFFICER

