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Branch: VALAVANUR
Phone No:9442204632

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) and 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

Mr.R Jeevarathinam s/o Raja, No 26/59 New Street Mandakarraai, Villupuram Taluk,605602 (Borrower / Mortgagor)	Smt. R Brinthavathi w/o Raja, No 26/59 New Street, Mandakarraai, Villupuram Taluk,605602. (Co-Borrower)	
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Sub: Your Home Loan 6854752207 with VALAVANUR Branch.

Mr. R Jeevarathinam and Smt. R Brinthavathi availed **Home Loan** facility from Indian Bank, Valavanur Branch. The repayment of loan is secured by Mortgage of schedule mentioned properties. **Mr. R Jeevarathinam and Smt. R Brinthavathi** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 14.10.2024 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) and Guarantor(s), liable to the Bank to pay the amount dues to the tune of **Rs 7,39,596.00-(Rupees Seven Lakh Thirty Nine Thousand Five Hundred and Ninety Six Only)** as on **31.05.2024** and the said amount carries further interest at the agreed rate, Charges, expenses from 31/05/2024 till date of repayment. Both failed to make payment despite Demand Notice dated 16.10.2024.

As **Mr. R Jeevarathinam and Smt. R Brinthavathi** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 18.12.2025 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 to sell 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 6(2) and 8(6) and 9(1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement

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of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **24.02.2026** is **Rs. 10,13,963/- (Rupees Ten Lakhs Thirteen Thousand Nine Hundred and Sixty Three Only)** with further interest, costs, other charges and expenses thereon from 25/02/2026.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 25/03/2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc may be done by the intending purchasers/bidders at their expenses **from 25/02/2026 to 24/03/2026 from 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://www.baanknet.com> (PSB Alliance Pvt. Ltd.) 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://www.baanknet.com> (PSB Alliance Pvt. Ltd.) 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 18/03/2026 before 12.00 pm i.e before the e-Auction time in the portal. The registration, eKYC 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://www.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 thereof.

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 auction in the form of

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Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account number / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6129967446 EMD COLLECTION A/C SARFAESI	INDIAN BANK, PONDICHERRY MAIN IDIB000P042

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" and "Whatever there 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:

MORTGAGED ASSETS IN THE NAME OF Mr. R Jeevarathinam			
DETAILS OF THE PROPERTY	EXTENT / AREA OF THE PROPERTY	LOCATION VILLAGE / MUNICIPALITY / SUB DISTRICT / DISTRICT	BOUNDARY
Residential House at Grama Nathan S.No. 364/1, 365/1, 367/1	Site Measuring East To West 20 Feet and North To South 27 Feet. Total Extent 540	Villupuram R. D Valavanur Sub- Registry At Valavanur Village.	South of the site - Plot No 26 West of the site - Plot No 28 North of the site - Southern portion of

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	Sq.ft.(50.18 Sq. Mtr.)		Plot No 27 East of the Site – Road.
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Encumbrances on property, if any	NIL
Reserve Price	Rs. 12,22,000/-
EMD Amount	Rs. 1,22,000/-
Date and time of e-auction at the platform of e-auction service provider: https://www.baanknet.in	25.03.2026 (12 Noon to 4 PM)
Property ID No.	IDIB6854752207

Bidders are advised to visit the website (<https://www.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://www.baanknet.com> and for clarifications related to this 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://www.baanknet.com>.

Place: Pondicherry

Date: 24.02.2026.


AUTHORISED OFFICER
INDIAN BANK