



NOTICE OF SALE

Branch: Kalamasaery

Date: 03.03.2026

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

1. M/s Nooh Exports and Imports Pvt Ltd (Borrower) 39/5761 C Block Tharakandam Estate Kurisupally Road Ravipuram, Ernakulam-682015	2. Mrs. Rajeena Nooruddin (Managing Director/ Guarantor) W/O Nooruddin 55/3127, Harber Crest Kurisupally road Ravipuram, Ernakulam-682015
3. Mrs. Pathukutty alias Pathumma (Director/Mortgager/Guarantor) W/o late Moitheen House no 1312, MTRA 48 Kariyapilly House Chuttupadu kara Edapally PO Near St George LPS school Ernakulam -682024	4. Mr. Hyder C A (Director/ Guarantor) S/O Abdul Khadar Chettukuiyil House Kavumkara, Muvatupuzha Ernakulam-686673
5. Mrs Khadeeja Mammu (Director / Guarantor) D/O Bawa Chattayil House Market PO, Kavumkara, Muvatupuzha Ernakulam-686673	

Sub: Your Loan Account 6128209926 (Secured OD) with Indian Bank Kalamassery Branch.

1) M/s Nooh Exports and Imports Pvt Ltd (Borrower) 2) Mrs. Rajeena Nooruddin (Managing Director / Guarantor) 3) Mrs. Pathukutty alias Mrs Pathumma (Director/Mortgager/ Guarantor) 4) Mr. Hyder C A (Director/ Guarantor) and 5) Mrs. Khadeeja Mammu (Director / Guarantor) availed Secured Overdraft from Indian Bank Kalamassery Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mrs. Rajeena Nooruddin (Managing Director / Guarantor), Mrs. Pathukutty alias Mrs Pathumma (Director/mortgager/ Guarantor), Mr. Hyder C A (Director/ Guarantor) and Mrs. Khadeeja Mammu (Director / Guarantor) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 13.06.2025 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 Authored Officer *calling upon* 1) M/s Nooh Exports and Imports Pvt Ltd (Borrower) 2) Mrs. Rajeena Nooruddin (Managing Director / Guarantor) 3) Mrs. Pathukutty alias Mrs Pathumma (Director/Mortgager/ Guarantor) 4) Mr. Hyder C A (Director/ Guarantor) and 5) Mrs. Khadeeja Mammu (Director / Guarantor) liable to the Bank to pay the amount due to the tune of Rs. 1,68,98,475/- (Rupees One Crore Sixty Eight Lakhs Ninety Eight Thousand Four Hundred and Seventy Five only) as on 08.06.2025 with further Interest, costs, other charges and expenses thereon and the same was published in News Paper on 31.07.2025 and all failed to make payment despite Demand Notice dated 13.06.2025 and News Paper publication dated 31.07.2025. M/s Nooh Exports and Imports Pvt Ltd (Borrower) 2) Mrs. Rajeena Nooruddin (Managing Director / Guarantor) 3) Mrs. Pathukutty alias Mrs Pathumma (Director/Mortgager/ Guarantor) 4) Mr. Hyder C A (Director/ Guarantor) and 5) Mrs. Khadeeja Mammu (Director / Guarantor) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 03.10.2025 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:

कृते इंडियन बैंक / For Indian Bank
Subhjit Sin
प्राधिकृत अधिकारी / Authorised Officer
आलुवा शाखा / Aluva Branch

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 03.03.2026 is **Rs.1,92,65,443/- (Rupees One Crore Ninety Two Lakhs Sixty Five Thousand Four Hundred and Forty Three Only)** with further interest, costs, other charges and expenses thereon from 04.03.2026.

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 21.03.2026 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 from **06.03.2026 to 17.03.2026 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, they are requested to upload requisite KYC documents. After completing their eKYC the intending Bidders/ Purchasers have to transfer the EMD amount in their e- Wallet by 20.03.2026 i.e before the e-Auction end time in the portal. The registration, verification of 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://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 auction 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
6095952897 – E-Auction EMD account	MG Road Ernakulam branch – IDIB000M036

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.

कृते इंडियन बैंक / For Indian Bank

प्राधिकृत अधिकारी / Authorised Officer
आलुवा शाखा / Aluva Branch

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 and without prejudice to rights of the secured creditor to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/Court and proceed with the execution of order/decreed obtained/to be obtained.

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 & Bid Multiple	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Details/ Description of each of the assets subject to mortgage Extent of 14.55 cents of land (4.51 ares & 1.38 Ares) with 800 sq ft building in the sy no 3/33/A1 & 3/33/B, in the name of Smt. Pathumma in Edapally North village Kanayannur Taluk, SRO at Edapally Ernakulam district Boundaries East: Property of George and others North: St George LP school Road West: Property of Kunjumon and Hameed South: Property of Kunjumon.	Rs.160.00 Lakhs	Ra.16 Lakhs & Rs.0.10 Lakh	21.03.2026 11.00 am to 04.00 pm IDIBK22461 & 28209926	NIL as per bank's record

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 helpline numbers available in service providers helpdesk. 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 this portal, please contact helpdesk number 8291220220.

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

कृते इंडियन बैंक / For Indian Bank

प्राधिकृत अधिकारी / Authorised Officer
आलुवा शाखा / Aluva Branch

Place: Kalamassery
Date: 03.03.2026

AUTHORISED OFFICER