

ANNEXURE- B



INDIAN BANK IRINJALAKUDA BRANCH

APPENDIX- IV-A" [See proviso to rule 8 (6)/9(1)]

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)/9(1) 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 Physical possession of which has been taken by the Authorised Officer of Indian Bank, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29-04-2026** for recovery of **Rs.99,47,873/- (Rupees Ninety Nine Lakhs Forty Seven Thousand Eight Hundred Seventy Three Only)** as on **09-03-2026** with further interest and charges and expenses due to the Indian Bank, Irinjalakuda Branch, Secured Creditor, from:

1	M/s K M R Sales Corporation (Proprietor Mr.Shaphath K N) , Door No VII/460 E ,Mapranam ,Madayikonam ,Nandikara Road ,Irinjalakuda Thrissur Kerala 680712
2	Mr. Shaphath K N (Borrower/) S/o Najumudeen Karaparambil House, Near Railway Station Kallettumkara, Thrissur -680683 Add: Sy no 914/2-24, Nambian Kavu Temple Road, Madayikonam Irinjalakuda Thrissur Kerala 680712.
3	3.Mrs. Samsam C M (Guarantor/ Mortgagor) W/o Najumudeen Karaparambil House, Near Railway Station Kallettumkara, Thrissur -680683 Add: Sy no 914/2-24, Nambian Kavu Temple Road, Madayikonam Irinjalakuda Thrissur Kerala 680712.

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The specific details of the properties intended to be brought to sale through e-auction mode are enumerated below:

<u>PROPERTY I</u>	
All part and parcel of Land and Building thereon with an extent of 2.15 Ares of land in Sy No 914/2-3 Madayikonam Village,Irinjalakuda Municipality, Ward No.9, House No.9/E, Mukundapauram Taluk, Thrissur, Kerala State -680712 with residential building (building No.15/281) of 1720 sqft belonging to Mrs.Samsam with the following butted and bounded (as per title deed) by: Boundaries East : Municipal Road South : Property of Samsam West : Municipal Road North : Property of Kamal	
Encumbrances on property, if any	NIL
Reserve Price	₹ 42,00,000/- . (Rupees Forty Two Lakhs only)
EMD Amount	₹ 4,20,000/- (Rupees Four Lakhs Twenty Thousand only)
Bid incremental amount	₹ 50,000/- (Rupees Fifty Thousand only)
Date and time of e-auction at the platform of e-auction Service Provider	29.04.2026 11:00 AM TO 5:00 PM
https://baanknet.com	
Property ID No.	IDIB3254891529A

<u>PROPERTY II</u>	
All part and parcel of Land thereon with an extent of 2.02 Ares of land in Sy No 914/2-24 Sub division number SY No.914/2-55 of Madayikonam Village,Irinjalakuda Municipality, Ward No.9, Mukundapauram Taluk, Thrissur, Kerala State -680712 belonging to Mrs.Samsam with the following butted and bounded (as per title deed) by: Boundaries East : Municipal Road South : Property of Riyas West : Private Road North : Property of Samsam	
Encumbrances on property, if any	NIL
Reserve Price	₹ 1600,000/- . (Rupees Sixteen lakhs only)
EMD Amount	₹ 1,60,000/- (Rupees One Lakh Sixty Thousand only)
Bid incremental amount	₹ 50,000/- (Rupees Fifty Thousand only)
Date and time of e-auction at the platform of e-auction Service Provider	29.04.2026 11:00 AM TO 5:00 PM
https://baanknet.com	
Property ID No.	IDIB3254891529B

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The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **29-04-2026** i.e., the e-Auction date and before the e-auction end time in the portal. The registration, e-KYC and transfer of EMD in wallet 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://www.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 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	Account Name	Branch name	IFSC
6672924093	" IB ZONAL OFFICE ADMINISTRATIVE PURPOSE"	Indian Bank, KOZHIKODE BRANCH	IDIB000K128

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.

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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 eBKray (<https://baanknet.com>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ b y Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest 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 favor of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

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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 by our above referred service provider 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 **Irinjalakuda Branch, Thana Main Road Irinjalakuda Thrissur Kerala 680121.**
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries 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: Irinjalakuda
Date: 17-03-2026

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Authorised Officer
Indian Bank