ANNEXURE-C

इंडियन बैंक
Indian Bank

Branch: Ganapathi Agraharam
Phone No: 9717443371

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1.M/s. Sai Ram Agency, Prop. Mr N Venkatesan Old Kasiammal Rice Mill, Opposite Post Office, Thiruvaiyaru to Kumbakonam Road, Ganapathi Agraharam, Thanjavur (TN)-614201	2. Mrs V Vigneshwari W/o N Venkatesan 3/124, Therku Theru, Devangudi, Veeramangudi, Vattam, Papanasam Taluk, Thanjavur (TN)-614201
3.Mr N Venkatesan S/o Mr P Nagarajan 3/124, Therku Theru, Devangudi, Veeramangudi, Vattam, Papanasam Taluk, Thanjavur (TN)-614201	

Sub: Your OCC Trade Well A/c- 6695384162 and IND GECLS 1.0 EXTN A/c- 7163418035 with Indian Bank Ganapathi Agraharam Branch.

M/s. **Sai Ram Agency**, availed **OCC Trade Well and IND GECLS** facility from Indian Bank, Ganapathi Agraharam Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s **Sai Ram Agency** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 01.08.2025 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 Authorized Officer calling upon Proprietor Mr N Venkatesan and Guarantor Mrs V Vigneshwari, liable to the Bank to pay the amount due to the tune of **Rs.22,82,826.00(Rupees Twenty-Two Lakh Eighty-Two Thousand Eight Hundred and Twenty-Six Only)** as on 31.07.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 01.08.2025.

As M/s. **Sai Ram Agency** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 17.03.2026 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 IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement 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 01.05.2026 is **Rs.26,61,780/- (Rupees Twenty-Six Lakhs Sixty-One Thousand and Seven Hundred Eighty Only)** with further interest, costs, other charges and expenses thereon from 02.05.2026.

For INDIAN BANK

Authorised Officer
Chief Manager/Branch Manager
East Gate Branch.

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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 05/06/2026 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 **01.05.2026 to 04.06.2026** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://ibapi.in** and **www.mstcecommerce.com**) 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.mstcecommerce.com/auctionhome/ibapi)** 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 his Global EMD Wallet by 04.06.2026 i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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.mstcecommerce.com/auctionhome/ibapi) for depositing in bidders Global 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 therefore.

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
E-Auction A/C-6096718798	Indian Bank, Kumbakonam IDIB000K056

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.

For INDIAN BANK

Authorised Officer
Chief Manager/Branch Manager
East Gate Branch.

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The sale is made on "As is where is, 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.

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**
EM of land & Building situated at Thanjavur District, Thanjavur Registration District, Thiruvaiyaru Sub Registry, Papanasam Taluk, SF NO 56/1, Door No. 3/124, Joint Patta No 899, Veeramangudi Vattam, Devangudi Village Papanasam Taluk, Total extent 2178 sqft. Boundaries East of Mariyappan Road West of Viswalingam Plot North of Kuttai Karai South of East to West Road	Rs.28,55,000/- (Rupees Twenty Eight Lakhs and Fifty Five Thousand only)	Rs.2,85,500/- (Rupees Two Lakh Eighty Five Thousand and Five Hundered only)	05.06.2026, 10.00AM to 17.00PM. **IDIB6603368761**	Nil

Bidders are advised to visit the website (**www.mstcecommerce.com**) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://ibapi.in** and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://ibapi.in** and **www.mstcecommerce.com**.

Place: Ganapathi Agraharam
Date: 02/05/2026

AUTHORISED OFFICER

For INDIAN BANK

Authorised Officer
Chief Manager/Branch Manager
East Gate Branch.