

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor) NOTICE OF SALE

Branch: Car Street
Phone No: 04324-230777.

Notice of 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) Mr T. Elango (Borrower and Mortgagor), S/o Thangarasu, 382, Bharathiyar Nagar, Sanapiratti, Karur - 639004.	2) Mrs M. Kasthuri (Co-Borrower), W/o T. Elango, 382, Bharathiyar Nagar, Sanapiratti, Karur - 639004.
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Sub: Your Home Loan Account A/c No. 6709557373 for Rs.25.00 Lakhs with Indian Bank Car Street Karur Branch- Reg.

Mr. T Elango (Borrower and Mortgagor) and Mrs. M Kasthuri (Co-Borrower) availed above said Home Loan facility from Indian Bank, Car Street Karur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. T Elango (Borrower and Mortgagor) and Mrs. M Kasthuri (Co-Borrower) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 11.11.2021 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 Mr. T Elango (Borrower and Mortgagor) and Mrs. M Kasthuri (Co-Borrower) liable to the Bank to pay the amount due to the tune of **Rs.22,73,435/- (Rupees Twenty Two Lakhs Seventy Three Thousand Four Hundred and Thirty Five only)** as on **10.11.2021** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **11.11.2021**

Mr. T Elango (Borrower and Mortgagor) and Mrs. M Kasthuri (Co-Borrower) failed to make payment despite Demand Notice, the Authorized Officer took Physical possession of the schedule mentioned properties under the Act on 19.08.2025 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:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

Page 1 of 4

For INDIAN BANK.


Authorised Officer

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days' notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 26.04.2026 is **Rs. 36,66,210.00 /- (Rupees Thirty-Six Lakhs Sixty-Six Thousand Two Hundred and Ten Only)** with further interest, costs, other charges and expenses thereon from 27.04.2026

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 15.05.2026 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 05.03.2026 to 25.03.2026. 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 eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 25.03.2026 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
A/c No. 98741014241 A/c Name : INDIAN BANK CAR STREET KARUR	CAR STREET KARUR, INDIAN BANK IFSC : IDIB000K137

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.

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:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
In Karur registration district. No.1 Joint Karur Sub registration district, Karur Taluk, Sanapiratti Village, Sanapiratti Bharathiyar nagar, Natham S.F.No.865- Hec.0.59.5 Natham S.F.No.868- Hec.0.86.0 Total Hec.1.45.5 which are comprised in one block and divided into several house sites. One such House site bearing No.41 measuring 2100 sq ft situated within following four boundaries: - On the south of East west Street; On the East of House & site of Sasikumar; On the North of House & sites of R Durairaj & S.M.Manickam;	Rs. 29,00,000/- (Rupees Twenty Nine Lakhs only)	Rs.2,90,000 /- (Rupees Two Lakhs Ninety Thousand only)	15.05.2026 (From 10 AM to 5.00 PM) IDIB000K137EL ANGO	Indian Bank, Car street Karur Branch

On the West of House & site of Rajamanickam; Within these measuring North south on both sides 60ft, East west on both sides 35 ft admeasuring 2100 sq ft with RCC House building, doors, doorframes, windows, almirahs, superstructures, front yard & backyard etc. Its property tax Asst No.082/033/00278, water tax Asst No.082/033/00013 & Electricity Service Connection No.06 008 003 143 & together with its deposits. Together with usual pathway rights as found in the regd. Sale deed dt.03.07.2018 under Doc.No.1210/2018, SRO No.1 Joint Karur & easementary rights. It is comprised in New S.F.No.868/41 & its Natham Patta No.211.				
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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 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://baanknet.com>.

Place: Car Street (Karur)
Date: 27.04.2026

AUTHORISED OFFICER

For INDIAN BANK.

Authorised Officer.



INLAND SPEED POST DOCUMENT
POD



ET909658219IN

Duty Office & Pincode: Gandhigram S.O(639004)

Booking Office: Karur H.O (639001)
Counter No. 2, 28-04-2026 15:22:18
GSTNo.33AAAGH0433H1ZZ BkgRefID: 2936007226042694695
ChargedWeight(gms):35 Phy.Wt(gms):35 Vol.Wt(gms):NA(L NA B NA H NA)
AmountPaid 35.00(Base Tariff-Rs.29 Tax-Rs.6) (CGST:3.00
SGST 3.00 POD-Rs.10)
ModeofPayment Cash

Sender	Receiver
INDIAN BANK Mobile No.1234567890 KARUR	KASTHURI KARUR Mobile No.1234567890 KARUR
KARUR TAMIL NADU-639001	KARUR TAMIL NADU-639004

Track on www.indiapost.gov.in OR Dial 18002666665 - IVR NO : 698490955146

In case of any complaint, please visit <https://form.indiapost.gov.in/customer>

Go Green!!! Opt for eReceipts, ePOD

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28-04-2026 15:22:26



INLAND SPEED POST DOCUMENT
POD



ET909658196IN

Duty Office & Pincode: Gandhigram S.O(639004)

Booking Office: Karur H.O (639001)
Counter No. 2, 28-04-2026 15:22:18
GSTNo.33AAAGH0433H1ZZ BkgRefID: 2936007226042694695
ChargedWeight(gms):35 Phy.Wt(gms):35 Vol.Wt(gms):NA(L NA B NA H NA)
AmountPaid 35.00(Base Tariff-Rs.29 Tax-Rs.6) (CGST:3.00
SGST 3.00 POD-Rs.10)
ModeofPayment Cash

Sender	Receiver
INDIAN BANK Mobile No.1234567890 KARUR	ELANGO Mobile No.1234567890 SANAPIRATTI
KARUR TAMIL NADU-639001	KARUR TAMIL NADU-639004

Track on www.indiapost.gov.in OR Dial 18002666665 - IVR NO : 698490955146

In case of any complaint, please visit <https://form.indiapost.gov.in/customer>

Go Green!!! Opt for eReceipts, ePOD

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28-04-2026 15:22:35

आर.पी.54
R.P.-54

भारतीय डाक विभाग
DEPARTMENT OF POSTS, INDIA
प्राप्ति स्वीकृति / ACKNOWLEDGEMENT

अनावश्यक को काट दिया जाए
*Strike out if not relevant

रजिस्ट्री-पत्र / पार्सल प्राप्त हुआ

Received Registered Letter/Parcel

क्रमांक/No.	तारीख/Dated	का/of
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*बीमे का मूल्य रुपयों में

*Insured for Rupees

पाने वाले

Addressed to

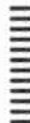


वितरण डाकघर की तारीख-मोहर
Date Stamp of Office of delivery

हस्ताक्षर और नाम/Signature and Name

(Co-Borrower)
Mrs. M. Kasthuri W/o T. Elango,
382, Bharathiyar Nagar,
को/On Sanapirai Karur-639004

ON POSTAL SERVICE



Sender's address



Name - Stamp of Office of Posting

इंडियन बैंक / INDIAN BANK
6, कार स्ट्रीट / 6, CAR STREET,
NEAR MARIAMMAN KOIL,
करूर / KARUR-639 001.

PIN

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R.P.-54

भारतीय डाक विभाग
DEPARTMENT OF POSTS, INDIA
प्राप्ति स्वीकृति / ACKNOWLEDGEMENT

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*Strike out if not relevant

रजिस्ट्री-पत्र / पार्सल प्राप्त हुआ

Received Registered Letter/Parcel

क्रमांक/No.

तारीख/Dated

का/of

*बीमे का मूल्य रुपयों में

*Insured for Rupees

पाने वाले

Addressed to

(Borrower and Mortgage)
Mr. T. Elango S/o Thangarasu,

382, Bharathiyar Nagar,

को/On

Sanapiratti, Koorur - 639004



वितरण डाकघर की तारीख-मोहर

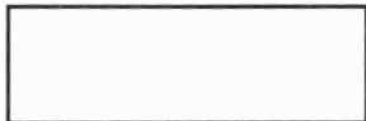
Date Stamp of Office of delivery

हस्ताक्षर और नाम/Signature and Name

ON POSTAL SERVICE



Sender's address



Name - Stamp of Office of Posting

इंडियन बैंक / INDIAN BANK
68/कार स्ट्रीट / 6, CAR STREET,
NEAR MARIAMMAN KOIL,
KANNUR-689 001.

PIN

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