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M G ROAD BRANCH, ERNAKULAM
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Ernakulam-682035, Kerala.
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ANNEXURE VIII

NOTICE OF SALE

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. S Francis 3/420B, Palathinkal House Nvedhyam Apartments Nr. Chamakkad LP School MLA Road, Panangad, Ernakulam, 682506	2) Mr. Jetsy Francis Nr. Chamakkad LP School MLA Road, Panangad, Ernakulam, 682506
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Sub: Loan account – IBHL-RES-FLOT75L-MCLR: 6640147645 - with Indian Bank, MG Road Branch

Mr. S Francis and Mrs. Jetsy Francis availed Housing Loa from Indian Bank, MG Road Branch, repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Property(ies)". Mr. S Francis and Mrs. Jetsy Francis failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 10.11.2025 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 Borrower(s), Guarantors liable to the Bank to pay the amount due to the tune of Rs. 26,69,595/- (Rupees Twenty-Six Lakh Sixty-Nine Thousand Five Hundres and Ninety-Five only) as on 10.11.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 10.11.2025.

As Mr. S Francis and Mrs. Jetsy Francis and others failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 20.01.2026 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) & 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 27.04.2026 is Rs. 27,42,825.00 (Rupees Twenty-Seven Lakh Forty-Two Thousand Eight Hundred and Twenty-Five Only) with further interest, costs, other charges and expenses thereon from 28.04.2026

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 04.06.2026 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 31.05.2026 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, after completing their e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 03.04.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration and e-KYC 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
6095952897, E Auction EMD Account Ernakulam Zone	M G Road, 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.

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

S No	Description of the Property	Boundaries as per Title Deed
1	1/6 th undivided share on 4.22 ares of land (Undivided share is 1.75 cents of land) in Resurvey No. 111/4-2 in block no 16, in Kumbalam Village , Kanayuannur Taluk, Maradu Sub District, ernakulam District, together with a 2 BHK apartment marked as "B" bearing door no. 3/420-B, having a super builtup area of 106.84 Sq. Mtr. on eastern side of the ground floor , of the three storied building in the name of Mr. S Francis and Mrs. Jetsy K T along with an exclusive covered car parking facility together with all fittings and fixtues and connections attached to it and with rights to use common facilities and amenities	North : Private Road South : Property of Padmini & Others East : Property of Padmini & Others West : Property of Pankajaksha Menon
Reserve Price		Rs.28.76 Lakh (Rupees Twenty Eight Lakh and Seventy Six Thousand only)



EMD	Rs.2.88 Lakh (Rupees Two lakhs eighty eight thousand only)
Bid Multiple of	Rs.10,000/- (Rupees ten thousand only)
Date, Time for e-auction and Property ID No.	04.06.2026 at 11.00am to 04.00pm IDIBMGE001
Prior Encumbrance	Nil as per the 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 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: Ernakulam
Date: 27.04.2026



For INDIAN BANK

AUTHORISED OFFICER