

BRANCH : KUNNAMKULAM

NOTICE OF SALE

Notice of sale under Rule 6(2) & 8(6) / 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Date: 21.05.2026

To,

01.	Mr Mohammed Ismail K, (Borrower & Mortgagor), S/o Mohammed, Karuppam Veettil House, Marathamcode Post Kidangoor, Kadangode, Thrissur Dist 680604
02.	Mrs Shakeela R M, (Co-Borrower), W/o Mohammed Ismail K, Karuppam Veettil House, Marathamcode Post Kidangoor, Kadangode, Thrissur Dist 680604

Sub: Your loan account/s 7663608152 with Indian Bank, KUNNAMKULAM Branch - Reg.

Mr. MOHAMMED ISMAIL K AND Mrs. SHAKEELA R M availed Housing Loan facility from Indian Bank, KUNNAMKULAM Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. MOHAMMED ISMAIL K AND Mrs. SHAKEELA R M** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **09-05-2025** 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)/Guarantor(s) **Mr. MOHAMMED ISMAIL K AND Mrs. SHAKEELA R M** liable to the Bank to pay the amount due to the tune of **Rs.31,40,041.00 (Rupees Thirty One Lakh Forty Thousand Forty One Only)** as on **09-05-2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **09-05-2025**.

As **Mr. MOHAMMED ISMAIL K AND Mrs. SHAKEELA R M** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **04-08-2025** 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.

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 **21.05.2026** is **Rs.34,72,712.00 (Rupees Thirty four lakhs seventy two thousand seven hundred twelve Only)** with further interest, costs, other charges and expenses thereon from **22.05.2026**.

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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 on 30.06.2026 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 01-06-2026 to 2-06-2026 between 10.00 am to 4.00 pm at Kunnamkulam Branch, Kunnamkulam Trade Centre, Herbert Road (Town Hall Road) Kunnamkulam Thrissur Kerala.

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://www.baanknet.com> (PSB Alliance Pvt. Ltd.) 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://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 30.06.2026 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://www.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	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

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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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT Bangalore and proceed with the execution of order/decreed 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	Date, Time for e-auction and Property ID	Prior Encumbrance
All that part and parcel property to the extent of 2.02 Ares of land with Residential building therein under Re Sy No 808/Part(808/PT4) in Kidangoor Desom, Chiramanengadu Village, Kunnamkulam Taluk, Thrissur District in the name of Mohammed Ismail K. <u>Boundaries</u> North : Property of Leela South : Property of Faisal East : Property of Varghese West : Private Road	Rs. 22,00,000/- (Twenty two lakhs only) Bid increment amt Rs.50,000/-	Rs 2,20,000/- (Two lakhs twenty thousand only)	30.06.2026 <u>Time</u> Between 11 am to 5 pm <u>Property ID</u> IDIB30432 798731	Nil as per Bank 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: KUNNAMKULAM
Date: 21.05.2026

AUTHORISED OFFICER
INDIAN BANK
 कृते इंडियन बैंक / For INDIAN BANK

 मुख्य प्रबंधक / Chief Manager
 अधिकृत अधिकारी / Authorised Officer