

ANNEXURE VIII

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

Branch: Alappuzha
Phone No: 0477-2251532, 9446003804

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. M/s. Venus Builders (Proprietorship)
Prop: Mr. Venukuttan Nair
Vimal Sadanam
Thakazhi, Alappuzha-688562

2. Mr. Venukuttan Nair (Proprietor)
S/o Mr. Krishnapillai
Vimal Sadanam
Thakazhi
Alappuzha-688562

3. Mrs. Vijayalakshmi Venukuttan Nair (Guarantor)
W/o Mr. Venukuttan Nair
Vimal Sadanam
Thakazhi
Alappuzha-688562

Sub: Loan account M/s. Venus Builders (Proprietorship) (A/c No: 6408232776 and 6885704879) with Indian Bank, Alappuzha Branch

M/s. Venus Builders (Proprietorship), Mr. Venukuttan Nair (Proprietor) and Mrs. Vijayalakshmi Venukuttan Nair (Guarantor) availed OCC and home loan facility from Indian Bank, Alappuzha Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties".
M/s. Venus Builders (Proprietorship), Mr. Venukuttan Nair (Proprietor) and Mrs. Vijayalakshmi Venukuttan Nair (Guarantor) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 11/06/2021 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 M/s. Venus Builders (Proprietorship), Mr. Venukuttan Nair (Proprietor) and Mrs. Vijayalakshmi Venukuttan Nair (Guarantor) liable to the Bank to pay the amount due to the tune of Rs 25,54,029.95/- (Rupees Twenty Five Lakhs Fifty Four

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For Indian Bank
Authorized Officer



and time in the portal. The registration, eKYC 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.ebkcray.in>) (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	MG Road Ernakulam branch-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 enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
6.90 Ares of Purayidom (Dry land) and building 105.00 Sq.Mtrs. thereon in Re.Sy.no.386/9(Old Sy.no.174/1) in Thakazy village, Ambalapuzha taluk, Alappuzha district in the name of Smt. Vijayalakshmi	Rs.40.5 Lakhs	Rs.405000	24.06.2026 11.00 am to 03.00pm IDIBALAVEE01	NIL

Boundaries: East:Panchayat Road South:Property Of Mohanan West:Property of Manmadhan North:Panchayat Road				
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Bidders are advised to visit the website (<https://www.ebkray.in>) 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.ebkray@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.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.ebkray.in> 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://www.ebkray.in>.

Place: Alappuzha
Date: 02.06.2026

For Indian Bank
Authorised Officer
AUTHORISED OFFICER

