

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch: Aluva Metro Station

Phone No: 0484-2622657

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,

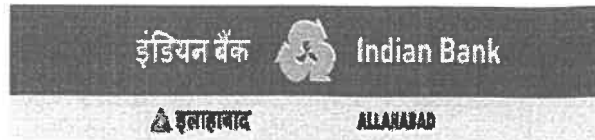
1. Mr. Thahir P.A S/o Mr. Abdul Khader House No. 2/170A Palaparambil, Thandekkad Ponjassery Post Ernakulam District - 683547	2. Mr. Aliyar S/o Pareeth Chennara Veetil, Payipra Panchayath Pezhakappally Kara, Mulavoor Village Muvatupuzha Taluk Ernakulam District - 686673
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Sub: Your loan account/s OCC - 50070024506, IND GECLS Loan - 58001283113, COVID Emergency Loan 58001283419, WCTL - 58004791611, GECLS 1.0 Ext loan 7122775174 & Housing Loan - 50320629737 with Indian Bank Aluva Metro Station branch - Reg

Mr. Thahir P.A availed OCC, IND GECLS loan, COVID Emergency Loan, WCTL, GECLS 1.0 Ext loan and Home Loan facility from Indian Bank, Aluva Metro Station Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Thahir P.A failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 18.04.2023 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) liable to the Bank to pay the amount due to the tune of Rs.80,01,642.85 (Rupees Eighty Lakhs One Thousand Six Hundred and Forty Two Rupees Paise Eighty Five) as on 18.04.2023 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 19.04.2023.

As Mr. Thahir P.A failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 17.07.2023 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, 30 days' notice is required to be given for sale and hence we are issuing this notice.

The amount due as on 09.06.2026 is Rs.1,25,47,329.85 (Rupees One Crore Twenty Five Lakhs Forty seven Thousand Three Hundred and Twenty Nine and Paise Eighty Five Only) with further interest, costs, other charges and expenses thereon from 10.06.2026.

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 15.07.2026 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 11.06.2026 to 14.07.2026 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 14.07.2026 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.

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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	M G 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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/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 No.	Prior Encumbrance
Property No.1 Area- 5.67 Ares of land and building at Door no.12/330 Chennara House, Pezhakkapilly, Muvattupuzha, in the name of Mr.Aliyar Sy. No.1112/1/19	34.10	3.41	15.07.2026 From 10 AM to 4 PM IDIBALWTHA01	NIL

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Indian Bank

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ALLAHABAD

Village: Mulavoor Taluk: Muvattupuzha District : Ernakulam Boundaries: East – Property of Mr. Hassan Chenathara South – Property of Mr. Hassan Chenathara West – Property of Mr. Hassan Chenathara North – Road Property No.2 2.84 Ares (1.31 + 1.53) Ares of residential land and building in the name of Mr. Thahir P A Re Sy. No.101/1-3 Block no.21 (Old Sy.No.134/2B) Village: Vengola Taluk: Kunnathunad District : Ernakulam Boundaries: East – Property of Mr. Salim, Elavukudi House South – Balance property of Mr. Abbas and Mrs.Selma West – Private Road North – Property of Mr. Binumon, Thachirukudy House	40.90	4.09	15.07.2026 From 10 AM to 4 PM IDIBALWTHA02	
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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: Aluva

Date: 10.06.2026

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