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ANNEXURE VIII

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

Branch: Melacauvery
Phone No: 9080334634

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. J.Sudhakar,(Guarantor/ Legal heir of Late Mr.K. Jayaraman) 1/82,Kudianavar street, Kovilacheri post, Kumbakonam.	2. Mr Manohar, S/o Late Mr.K. Jayaraman, 1/82,Kudianavar street, Kovilacheri post, Kumbakonam.
3. Mrs. Kalaiselvi W/o Late Mr. K. Jayaraman, 1/82,Kudianavar street, Kovilacheri post, Kumbakonam.	THIS COLUMN INTENTIONALLY LEFT BLANK

Sub: Your AMTL Loan A/c- 824497562 with Indian Bank, Melacauvery Branch.

Late Mr.K Jayaraman availed AMTL facility from Indian Bank, Melacauvery Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Late Mr.K Jayaraman failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 15.03.2024 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 the Guarantor Mr. J Sudhakar and legal heirs of late Mr. Jayaraman liable to the Bank to pay the amount due to the tune of **Rs. 12,84,345.00 (Rupees Twelve Lakh Eighty-Four Thousand Three Hundred and Forty-Five only)** as on 15.03.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 15.03.2024.

Mr. J Sudhakar and Legal Heirs of Late Mr. Jayaraman failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 20.06.2024 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.

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*As per Rule 6 (2) and 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, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 23.6.2026 is **Rs 17,82,287 (Rupees Seventeen lakhs Eighty Two thousand Two hundred and Eighty Seven only)** with further interest, costs, other charges and expenses thereon from 24.06.2025

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 08.07.2026 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 **23.06.2026 to 07.07.2026** 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 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://www.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 07.07.2026 i.e before the e-Auction Date 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.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

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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
6096718798- E-AUCTION EMD ACCOUNT - KUMBAKONAM ZONE	Kumbakonam Main-IDIB000K056

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 (this portion may be retained if it is a non-suit filed account)

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 Kovilacherry Village, kudiyan Street, Survey no.158/9-A punja manai out of total extent of 0.13.5 Ares extent 653.1/2 Sq.feet. <u>Boundaries:</u> East of Amsavalli etc. house West of common pathway South of Street North of Maheswari etc. house with in the above boundaries, East to west on both side 31 feet, South to north on the both side 23 ½ feet total 728 ½ feet in the above extent East to west 10 feet, North to South 7 ½ feet total extent 75 feet to be exclude. Therefore the extent offered as security is	Rs.4,25,000.00/- (Rupees Four Lakh Twenty Five Thousand only)	Rs.42,500.00/- (Rupees Forty two Thousand five hundred only)	08.07.2026, 10.00AM to 5.00PM IDIB824497562	Nil.

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653 ½ Sq.ft(60.71 Sq.mtr) with superstructure built thereon including Electric service connection etc.new Survey no.181/16.				
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Bidders are advised to visit the website (<https://www.baanknet.com> (PSB Alliance Pvt. Ltd.) 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://www.baanknet.com> (PSB Alliance Pvt. Ltd.) 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.baanknet.com> (PSB Alliance Pvt. Ltd.)

Place: Melacauvery
Date: 23.06.2026

AUTHORISED OFFICER