

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

Branch: Aluva Metro:
Phone No: ...04842622657.....

Notice of sale under Rule 9(1) 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 Metro Steel and Roofing, (Borrower) Palakattuthazham, Mudical Post, Perumbavoor	2. Mr. Thaju Abdul Khader (Borrower/Guarantor/partner of Metro Steel and Roofing), Palakattuthazham, Mudical Post, Perumbavoor
3. Mr Thayeeb P A (Guarantor/Partner of Metro Steel and Roofing), Palakattuthazham, Mudical Post, Perumbavoor	4. Mr Abdul Khader P P (Mortgagor/ Guarantor) Palaparambil House, Kodikuthumala, Ashokapuram P O Aluva - 683101
5. Mr Thahir P A (Mortgagor/Guarantor) S/O Abdul Khader Palapparambil House, Thandekad Panjassery Po Aluva 683547	

Sub: Loan account – M/S Metro Steel and Roofing a/c Cash credit 50318053280 Rs. 75 lakhs, Term Loan a/c 50470791446 for Rs. 8.72 lakhs, Working capital term Loan a/c No 58004782211 for Rs. 1.72 lakhs, Housing Loan a/c No 50366258317 Rs. 18 lakhs with Indian bank, Aluva Metro Station Branch.

M/s Metro Steel and Roofing has availed CC, Term Loan, WCTL and Mr. Thaju Abdul Khader availed Home Loan 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". M/S Metro Steel and Roofing and Mr Thaju Abdul Khader failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 26.04.2021 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 Borrower(s), M/s Metro Steel and Roofing and Mr Thaju Abdul Khader, Mr Thayeeb P A and mortgagors – Mr. Abdul Khader, Mr. Thahir P A and Mr. Thaju Abdul Khader liable to the Bank to pay the amount due to the tune of Rs. 88,39,319/- (Rupees Eighty Eight Lakhs Thirty Nine

30/04/2021

Thousand Three Hundred and Nineteen only as on 26.04.2021 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 26.04.2021.

As all the five failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 07.10.2021 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 09.06.2026 is Rs.2,53,84,011.80 (Rupees Two Crores Fifty-Three Lakhs Eighty Four Thousand and Eleven Rupees Eighty Paise) with further interest, costs, other charges and expenses thereon from 10.06.2026.

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 26.06.2026. 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 11.06.2026 to 25.06.2026 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 25.06.2026 i.e 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	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 to be obtained.



The specific details of the assets which are intended to be brought to sale are enumerated hereunder.

SCHEDULE

Details/ Description of Mortgaged Assets	Reserve Price (Rs. In lakhs)	EMD (Rs. In lakhs)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Item No 1 1.41 ares of land and a two storied building owned by Thaju Abdul Khader in Sy No 105/8/3/2/2/2, Block 21, Village – Vengola, Taluk: Kunnathunadu, District: Ernakulam Boundaries: North –Property of Abdul Khader South: Private Road East: Property of Thahir West: Property of Shanavas	32.60	3.26	26.06.2026 from 10.00 am to 4.00 pm IDIBALVMETME TROSTEEL1	NIL
Item No 2 1.55 ares of land and a two storied building owned by Abdul Khader in sy No 105/5/7, Block 21, Village – Vengola, Taluk: Kunnathunadu District: Ernakulam Boundaries: North- Road South- Road East_ Property of Safiya Rasheed West- Property of Abdul Khader	39.80	3.98	26.06.2026 from 10.00 am to 4.00 pm IDIBALVMETME TROSTEEL2	NIL
Item No 3: Aea-2.83 Ares of land owned by Thahir P A in Sy No1087/1C/12-2, Village – Mulavoor, Taluk: Muvattupuzha District, Ernakulam Boundaries: North:- Property of Asharaf and Sajana South: Property of Moidheen East: Concrete Road West: Property of Ebrahim	9.10	0.91	26.06.2026 From 10.00am to 4.00 pm IDIBALVMETME TROSTEEL3	NIL



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

कृते इंडियन बैंक / For Indian Bank

Subjit L
प्राधिकृत अधिकारी / Authorised Officer
अलुवा शाखा / Aluva Branch

