

ANNEXURE C



PIRAYIRI BRANCH

Date:07.07.2026

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

To,

1.	DREAMAM ENTERPRISES, MARUTHI ARCADE, IIInd Floor, Puthupalli Street, Noorani Post, Palakkad- 678004
2.	Sri K Venugopal, (Partner/Guarantor), S/o - C. Balakrishnan, MAYOOKHAM, Attingal Road, Thiruvallathur PO - Palakkad 678551
3.	Sri P Sivadasan, (Partner/Guarantor), S/o - Late Achuthan Nair, Parakkat Nalukettu House, Tattamanagalam PO - Palakkad 670102
4.	Mrs. Valsa Simon, (Partner/Guarantor/Mortgagor), W/o - Simon Issac, Idinjikuzhiyil house, South Kondazhy- PO, Kondazhy, Thrissur - 679106
5.	Mr. Vinod Simon, (Partner/Guarantor/Mortgagor), S/o - Saimon Issac, Idinjikuzhiyil house, South Kondazhy- PO, Kondazhy, Thrissur - 679106

Sub: Your Loan accounts- OCC (6124023140 with Indian Bank Pirayiri Branch- Reg.

M/s DREAMAM ENTERPRISES have availed facilities from Indian Bank, Pirayiri Branch, the repayment of which is secured by mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s DREAMAM ENTERPRISES failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 12-07-2019 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 Borrowers, Guarantors of M/s DREAMAM ENTERPRISES liable to the Bank to pay the amount due to the tune of Rs. 63,62,111/- (Rupees Sixty-Three Lakhs Sixty-Two Thousand and One Hundred and Eleven only) as on 12-07-2019 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 12-07-2019

As M/s DREAMAM ENTERPRISES failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 04-11-2019 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 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days' notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 06.07.2026 is Rs. 1,80,70,347.00/- (Rupees One Crore eighty lakhs seventy thousand three hundred forty seven Only) with further interest, costs, other charges and expenses thereon from 07-07-2026.

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 25-09-2026 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 15-07-2026 to 24-09-2026 between 10.00 am to 4.00 pm at INDIAN BANK, Pirayiri Branch, 341, Krishna Road Junction, Pirayiri, Palakkad, Kerala 678004.

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 25-09-2026 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.

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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 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.

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
<u>Property I</u> All that part and parcel of 50.59 Ares (125 cents) of Dry land in Survey No. 1174, 1175 of Kondazhi Village, Thalapilly Taluk, Pazhayannur SRO, Palakkad District belonging to Mrs. Valsmma <u>Boundaries as per doc.</u> East : Sy No 1175, 1172, 1176 North : Nilam West : Sy No 1069/2 part South : Sy No 1176 <u>Boundaries as per EVR</u> East : Prop of Pentacost church and Krishna kutty South : Property of Manoj North : Panchayat road & prop of Simon West : Property of Simon	Rs. 22,50,000/- (Twenty two lakhs fifty thousand only) Bid increment Amount Rs. 50000/-	Rs. 2,25,000/- (Two lakhs twenty five thousand only)	25-09-2026 <u>Time</u> Between 11 am to 5 pm <u>Property ID</u> IDIBPIRDRE 02	Nil as per Bank record

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Property II All that part and parcel of 63.54 Ares (157 cents) of Dry land in Survey No. 1069/2 Kondazhi Village, Kondazhy Panchat, Thalapilly Taluk, Pazhayannur Sub district, Palakkad District in the name of Mr. Vinoj Simon Boundaries as per doc. East : Sy No 1175, 1172, 1176 North : Nilam West : Sy No 1069/2 part South : Sy No 1176 Boundaries as per EVR East : Property of Manoj South : Property of John West : Panchayat road leading to Quarry North : Panchayat Road	Rs. 35,50,000/- (Thirty five lakhs fifty thousand only) Bid increment Amount Rs. 50000/-	Rs. 3,55,000/- (Three lakhs fifty five thousand only)	25-09-2026 Time Between 11 am to 5 pm Property ID IDIBPIRDRE B2	Nil as per Bank record
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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: PIRAYIRI
Date: 07-07-2026

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AUTHORISED OFFICER

मुख्य प्रबंधक / Chief Manager
अधिकृत अधिकारी / Authorised Officer