



ANNEXURE-C

ANNEXURE VIII

NOTICE OF SALE

Branch: NGO Colony Tirunelveli
Phone No: 9442558503

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,

M/s STEEVE CASHEW INDUSTRIES,
Prop. Mrs. Jeya Sheela, W/o Mr. Stephen Raj,
15-18, Muttakattuvilai, Chenkam Moolai,
Kuzhithurai Post – 629163,
Kanyakumari District.

Mrs. Jeya Sheela, (Applicant)
W/o Mr. Stephen Raj,
15-18, Muttakattuvilai, Chenkam Moolai,
Kuzhithurai Post – 629163,
Kanyakumari District.

Mr. S Andrews, (Guarantor)
S/o Mr. Stephen Raj,
15-18, Muttakattuvilai, Chenkam Moolai,
Kuzhithurai Post – 629163,
Kanyakumari District.

Sub: Your OCC Account No. 6531558082 for Rs.1,55,00,000 and TL/SME Account 6777431032 for Rs.25,00,000/- with Indian Bank NGO Colony Tirunelveli.

Mrs. Jeya Sheela, (Applicant) is the borrower and Mr. S Andrews is the guarantor for the loan account availed in the name of M/s STEEVE CASHEW INDUSTRIES. Mrs. Jeya Sheela is the mortgagor having offered their assets as security to the loan accounts availed in the name of M/s STEEVE CASHEW INDUSTRIES and availed the following facility from Indian Bank, NGO Colony Tirunelveli Branch, OCC Account No. 6531558082 for Rs.1,55,00,000 and TL/SME Account 6777431032 for Rs.25,00,000/-, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. Mrs. Jeya Sheela and Mr. S Andrews have failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 24.06.2021 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 Mrs. Jeya Sheela (Borrower) and Mr. S Andrews (Guarantor) liable to the Bank to pay the amount due to the tune of Rs.2,73,73,948/-, as on 24.06.2021 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 24.06.2021

As Mrs. Jeya Sheela (Borrower) and Mr. S Andrews (Guarantor) have failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 06.11.2021 after complying with all legal formalities.

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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, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 07.07.2026 is **Rs.6,53,33,061/- (Rupees Six Crore Fifty-Three Lakh Thirty-Three Thousand and Sixty-One Only)** with further interest, costs, other charges and expenses thereon from 08.07.2026.

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 27.07.2026 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 **13.07.2026 to 24.07.2026** 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://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 26.07.2026 @ 5.00 PM 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://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
6096848285, E-AUCTION EMD ACCOUNT, TIRUNELVELI ZONE	Branch : NGO COLONY BRANCH IFS Code :IDIB000N114

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 of DRT Court and proceed with the execution of order/decreed obtained/to be obtained.

ANNEXURE-C 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
Item:1 EM of land and building at R S No 371/1, Ayacode village, Vilavancode Taluk, Kanyakumari District in the name of Mrs.A jaya Sheela. Total Extent of 13.810 cents. Boundaries: North:Owner's Cashew Factory,East: Mr.Murugan's Garden Land,South:Mr.Murugan's Graden Land, West: Stream Item:2 EM of land and building at R S No 369/15A, Aruvikarai village, Ayacode village panchayat, Kalkulam Taluk, Kanyakumari District in the name of Ms. A Jaya Sheela. Total Extent of 34.500 cents. Boundaries: North:15'0" wise interlocked Tile road, East:Mr.Nelson's rubber plantyed property,South:Owner's other property,West:Stream	Rs. 75.00 Lakhs	Rs. 7.50 Lakhs	27.07.2026 10.00 AM- 4.00 PM & IDIB6531558082A	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.ebkay@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.ebkay@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>.

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Place: NGO Colony Tirunelveli
Date:08.07.2026

AUTHORISED OFFICER