

K2 Habitat Mangala devi temple road Pandeshwar MANGALORE 575001, Phone No: 08258-232444

NOTICE OF INTENDED SALE

Notice of intended 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. M/s Akriti Trading Corporation , 1 st floor Nanditha Building ,Door no 3-T-28/2(8) Malemar raod Kottara ,Mangalore-575013 F-19,1 st floor Commercial complex ,Empire Mall bulding ,M G Road Mangalore 575001	2. Mr.Hemachandra S/o Datta Suvarna , 7-9-1015/1 Sesamma Compound Near Bockkapatna Church Gate ,Kodialbail Mangalore 575003
3. Mrs.Veenakshi W/o Gokul Das ,House Anuraksha ,BRB Compound ,Bhagwati Temple Road ,Uppala Gate ,Manjeswara Kasargod 671322	4. Gokul Das S/o Rajiva Bappange ,House Anuraksha ,BRB Compound ,Bhagwati Temple Road ,Uppala Gate ,Manjeswara Kasargod 671322

Sub: Your loan account/s (Secured OD A/c NO. 6674478078) with us - Regarding

M/s Akriti Trading Corporation have availed business loan facility from Indian Bank, Mangalore Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". All have failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 01.06.2024 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 Borrowers **M/s Akriti Trading Corporation** ,Guarantors- **Mr. Hemachandra** ,**Mrs Veenakshi** and **Mr.Gokul Das** ,Mortgagor **Mr.Gokul Das**, liable to the Bank to pay the amount due to the tune of **Rs. 51,30,701/- (Rupee Fifty one lakhs thirty thousand seven hundred one only)** (as on 01.06.2024 and the said amount carries further interest at the agreed rate and charges from 01.06.2024 till date of repayment) due to the Indian Bank. Both failed to make payment despite Demand Notice dated 01.06.2024.

As **M/s Akriti Trading Corporation** ,**Mr. Hemachandra** ,**Mr Veenkashi** and **Mr. Gokul Das** all have failed to make payment despite Demand Notice, the Authorized Officer took possession (Physical) of the schedule mentioned properties under the Act on 28.11.2025 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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 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 07.07.2026 is **Rs. 76,16,503/- (Rupee Seventy Six lakhs Sixteen Thousand Five hundred and three only (as on 07.07.2026))** and the said amount carries further interest at the agreed rate and charges from 08.07.2026 till date of repayment

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 on 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://www.ebkcray.in>) (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.ebkcray.in>) (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 24.07.2026 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.ebkcray.in>) (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 auction 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
6096875321	M G ROAD BRANCH
e-Auction EMD ACCOUNT BENGALORE ZONE	IDIB000M050

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
All the part and parcel of Residential building bearing Door no 2/92 ,""ANURAKSHA"" BRB Compound ,Bhagavathi Temple road ,Uppala Gate ,Uppala Village Manjeshwara Taluk Kasargod ,Kerala-671322, belongs to Mr.Gokuldas. Sy no 63/2 (part) Area – 13 cents Boundaries: East: Road South: Remaining portion of same sy no ,Tiled rood house West: Portion of the same sy no ,Vacant Land North: Portion of the same sy no , Vacant Land The above said property Door no 2/92 with right of way, water and easement rights and every thing attached thereto.	Rs. 48,80,000/- (bid increment amount Rs. 50000/-)	Rs. 4,88,000/-	27.07.2026 , 11AM to 4pm PROPERTY ID – IDIB6674478078	nil

Bidders are advised to visit the website (<https://www.ebkray.in>) 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.ebkray@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.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.ebkray.in> 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.ebkray.in>.

Place: MANGALORE
Date: 07.07.2026


AUTHORISED OFFICER

K2 habitat Mangala Devi temple road Pandeshwar Mangalore
Branch: Mangalore Phone No: 08258-232444

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical—/constructive / Symbolic (whichever is applicable) possession of which has been taken on 28.11.2025 by the Authorised Officer of Indian Bank, Mangalore branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.07.2026, for recovery of Rs. 76,16,503/- (Rupee Seventy Six Lakhs Sixteen Thousand Five hundred and Three only (as on 07.07.2026 and the said amount carries further interest and charges at the agreed rate from 8.07.2026 till date of repayment) due to the Indian Bank, Mangalore branch, from Secured Creditor, **1. M/s Akrithi Trading Corporation**, 1st floor Nanditha Building ,Door no 3-T-28/2(8) Malemar raod Kottara ,Mangalore-575013 (F-19,1st floor Commercial complex ,Empire Mall bulding ,M G Road Mangalore 575001). **2.Mr.Hemachandra** S/o Datta Suvarna , 7-9-1015/1 Sesamma Compound Near Bockkapatna Church Gate ,Kodialbail Mangalore 575003 (GUARANTOR). **3.Mrs.Veenakshi** W/o Gokul Das ,House Anuraksha ,BRB Compound ,Bhagwati Temple Road ,Uppala Gate ,Manjeswara Kasargod 671322(PARTNER/GUARANTOR) **4.Gokul Das** S/o Rajiva Bappange ,House Anuraksha ,BRB Compound ,Bhagwati Temple Road ,Uppala Gate ,Manjeswara Kasargod 671322(PARTNER/GUARANTOR/MORTGAGOR).

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	All the part and parcel of Residential building bearing Door no 2/92 ,""ANURAKSHA"" BRB Compound ,Bhagavathi Temple road ,Uppala Gate ,Uppala Village Manjeshwara Taluk Kasargod ,Kerala-671322, belongs to Mr.Gokuldas. Sy no 63/2 (part) Area – 13 cents Boundaries: East: Road South: Remaining portion of same sy no ,Tiled rood house West: Portion of the same sy no ,Vacant Land North: Portion of the same sy no , Vacant Land The above said property Door no 2/92 with right of way, water and easement rights and every thing attached thereto.
Encumbrances on property	Nil
Reserve Price	Rs. 48,80,000/-
EMD Amount	Rs. 4,88,000/-
Bid incremental amount	Rs.50000/-
Date and time of e-auction	27.07.2026, 11AM to 4pm.

Property ID No.

इंडियन बैंक
IDIB6674478078

Indian Bank

इलाहाबाद

ALLAHABAD

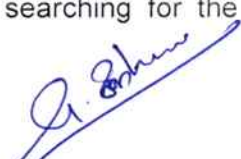
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Date : 07.07.2026

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Authorised Officer

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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
6096875321 e-Auction EMD ACCOUNT BENGALORE ZONE	M G ROAD BRANCH IDIB000M050

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.

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Place: MANGALORE
Date: 07.07.2026


AUTHORISED OFFICER

इंडियन बैंक



Indian Bank

अलहाबाद

ALLAHABAD

**K2 habitat Mangala Devi temple road
Pandeshwar Mangalore, Branch:
Mangalore Phone No: 08258-232444**

APPENDIX- IV-A"[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical /constructive / Symbolic (whichever is applicable) possession of which has been taken on 28.11.2025 by the Authorised Officer of Indian Bank, Mangalore branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.07.2026**, for recovery of **Rs. 76,16,503/- (Rupee Seventy Six Lakhs Sixteen Thousand Five hundred and Three only (as on 07.07.2026** and the said amount carries further interest and charges at the agreed rate from 8.07.2026 till date of repayment) due to the Indian Bank, Mangalore branch, from Secured Creditor, **1. M/s Akrithi Trading Corporation**, 1st floor Nanditha Building ,Door no 3-T-28/2(8) Malemar raod Kottara ,Mangalore-575013 (F-19,1st floor Commercial complex ,Empire Mall bulding ,M G Road Mangalore 575001). **2.Mr.Hemachandra S/o Datta Suvarna** , 7-9-1015/1 Sesamma Compound Near Bockkapatna Church Gate ,Kodialbail Mangalore 575003 (GUARANTOR). **3.Mrs.Veenakshi W/o Gokul Das ,House Anuraksha** ,BRB Compound ,Bhagwati Temple Road ,Uppala Gate ,Manjeswara Kasargod 671322(PARTNER/ GUARANTOR) **4.Gokul Das S/o Rajiva Bappange ,House Anuraksha** ,BRB Compound ,Bhagwati Temple Road ,Uppala Gate ,Manjeswara Kasargod 671322(PARTNER/ GUARANTOR/MORTGAGOR).

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Encumbrances on property	NIL
Reserve Price	Rs. 48,80,000/-
EMD Amount	Rs. 4,88,000/-
Bid incremental amount	Rs.50000/-
Date and time of e-auction	27.07.2026, 11AM to 4pm.
Property ID No.	IDIB6674478078

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Date: 07.07.2026
Place: MANGALORE

Authorised Officer,
Indian Bank