

BRANCH: MUDALIARPET
PHONE NO.: 0413-2358897

NOTICE OF INTENDED SALE

Notice of intended 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. Mr. Suryanarayanan S/o Vengadesan (Borrower), No.13A, 2nd Cross Street, Thiru Vi Ka Nagar, Mudaliarpet, Puducherry 605004
2. Mr. Vengadesan S/o Kannaiyan (Co Borrower) and Power of Attorney of Suryanarayanan, No.13A, 2nd Cross Street, Thiru Vi Ka Nagar, Mudaliarpet, Puducherry 605004
3. Mrs. V Roja W/o Vengadesan (Co Borrower/Mortgagor), No.13A, 2nd Cross Street, Thiru Vi Ka Nagar, Mudaliarpet, Puducherry 605004

Sub: Your loan account – Education Loan Abroad- A/c No.7162788041 with Indian Bank, Mudaliarpet Branch – Reg.

Mr. Suryanarayanan S/o Vengadesan as Borrower Mr. Vengadesan S/o Kannaiyan as co borrower and Mrs. V Roja W/o Vengadesan, as co borrower/Mortgagor for the loan facility availed from Indian Bank, Mudaliarpet Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Suryanarayanan S/o Vengadesan has failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **08/11/2024**, under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon Borrower(s), Guarantor(s), Mr. Suryanarayanan S/o Vengadesan, Mr. Vengadesan S/o Kannaiyan and Mrs. V Roja W/o Vengadesan are liable to the Bank to pay the amount due to the tune of **Rs.31,75,532.00 /- (Rupees Thirty One Lakhs Seventy Five Thousand Nine Hundred and Thirty Two Only)** as on **08/11/2024** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 08/11/2024.

As Mr. Suryanarayanan S/o Vengadesan failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on **28/02/2025** 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 / Authorised Officer intend selling the schedule mentioned securities by 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), 8(6) and 9(1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitisation 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 Total amount due as on 06/07/2026 is **Rs. 41,13,123.00 (Rupees Forty One Lakhs Thirteen Thousand One Hundred and Twenty Three 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/Authorised 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 Schedule properties and related documents and up to date EC etc. by the intending purchasers/bidders may be done at their expense from **08/07/2026 to 24/07/2026** from 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 terms and conditions would be available in the website from **20/07/2026 to 26/07/2026** from 10.00 am to 5.00 pm.

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, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), **the intending Bidders/Purchasers have to transfer the EMD amount in their Global EMD Wallet by 26/07/2026** i.e. before the e-Auction date and time in the



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portal. The registration, verification of KYC documents 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 Global 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 Authorised 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.

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Nodal Bank Account No. and Account name	Branch Name and IFSC Code
EMD COLLECTION A/C SARFAESI No. 6129967446	Indian Bank, Pondicherry Main Branch. IFSC CODE : IDIB000P042

In case of failure to deposit the amount 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 and 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.



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SCHEDULE

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

Property 1:

Detailed description of the Property	All that part and parcel of the property bearing bearing Door No.11, R.S. No.216/1, Cad No.2276, Patta No.794, Village No.34, Thattanchavady Revenue Village, JIPMER Backside, at Jeevananadhapuram, in MGR Street, Oulgaret Municipality, Oulgaret Sub R.D. Puducherry R.D with plot area measuring 1440 sq.fts Residential Plot with House Boundries: East by Plot belongs to Jagadeesan, West by plot belongs to Dhanalakshmi, North by plot sold by Kirubashankar, South by MGR street
Encumbrances on property if any	NIL
Reserve Price	Rs. 48.00 lakhs
EMD Amount	Rs. 4.80 lakhs
Bid incremental amount	Rs.10000
Date and time of e-auction at the platform of e-auction Service Provider (https://www.baanknet.com)	27-07-2026, 12.00 noon to 4pm Online Mode
Property ID No.	Prop-I – IDIB7162788041P1

Bidders are advised to visit the website (<https://www.baanknet.com>) (PSB Alliance Pvt.Ltd of our e-auction 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 helpline Numbers available in the service providers helpdesk. For registration status 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 helpline number 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with (<https://www.baanknet.com>)

Place: Puducherry
Date: 07/07/2026


Authorized Officer
Indian Bank, Mudaliarpet branch
Puducherry