

ANNEXURE-C



Branch: Marakkanam

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) and 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

M/S Sanjeevi Agencies, Proprietor : Mr.S.Durairaj, No. 49/38, ECR Road, Keelpettai Village, Anumandhai Post, Marakkanam Taluk, Villupuram District – 604303. (Borrower)	Mr.S.Durairaj, S/o Sanjeevi Gounder, No. 49/38, ECR Road, Keelpettai Village, Anumandhai Post, Marakkanam Taluk, Villupuram District – 604303. (Borrower/Mortgagor)	Mr.S.Thumanivannan, S/o Sanjeevi Gounder, No. 49/38, ECR Road, Keelpettai Village, Anumandhai Post, Marakkanam Taluk, Villupuram District – 604303. (Guarantor/Mortgagor)
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Sub: Intended Sale Notice under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 - Your OD Ind SME Secured loan 6541232841 and RBD – Term Loan 6541222594 with Marakkanam Branch.

M/s. Sanjeevi Agencies, Proprietor - Mr. S. Durairaj availed Loan facilities from Indian Bank, Marakkanam Branch. The repayment of loan is secured by Mortgage of schedule mentioned properties. M/s. Sanjeevi Agencies, Proprietor - Mr. S. Durairaj failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 19.10.2024 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 Borrower(s) and Guarantor(s), liable to the Bank to pay the amount dues to the tune of Rs. 62,46,378/-(Rupees Sixty Two Lakhs Forty Six Thousand Three Hundred and Seventy Eight only) (OD Ind SME Secured loan : Rs 50,75,621/- and RBD Term Loan : Rs 11,70,757/-) as on 19.10.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 20.10.2024.

As M/s. Sanjeevi Agencies, Proprietor - Mr. S. Durairaj failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 16.01.2025 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 / Authorized Officer intends to sell 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 6(2) and 8(6) and 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 07.07.2026 is **Rs.66,14,788/- (Rupees Sixty Six Lakhs Fourteen Thousand Seven Hundred and Eighty Eight only)** (OD Ind SME Secured loan : Rs 51,21,519/- and RBD Term Loan : Rs 14,93,269/-) 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 07/08/2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc may be done by the intending purchasers/bidders at their expenses **from 11/07/2026 to 06/08/2026 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 the terms and conditions would be available in the website.

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, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 07/08/2026 before 12.00 noon i.e before the e-Auction 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.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 there of.

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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 number / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6129967446	INDIAN BANK,
EMD COLLECTION A/C SARFAESI	PONDICHERRY MAIN IDIB000P042

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" and "Whatever there 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.

SCHEDULE OF THE PROPERTY

PROPERTY BELONGS TO DURAIRAJ

In Tindivanam Registration District-Marakkanam Sub- Registration District,
KEEZHPETTAI VILLAGE

Sl No	Survey No.	Extent	Boundaries
1	New Dry S.No.24/12 (Old Dry S.No.56/21 and 2) New Dry S.No.24/15(Old Dry S.No.56/2J4)	He.0.04.5 He.0.10.0/0.14.5 (Ac.0.36)	Full Extent
2	New Dry S.No.24/13 (Old Dry S.No.56/21/2)	He.0.01.5 out of He.0.03.5 (Ac.0.04)	East of Durairaj's share West of Saminathan's share North of Manivannan's land South of Pandurangan's land

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3	G.N.S.No.111/6 (New Dry S.No.25/2)	219 Sq.mtr. Out of 00439 Sq.mtr. (Ac.0.05½) Including a Madras terraced house therein	South of Kalivaradhan's house North of Thumanivannan's house West of Street East of Devaraj's house
4	New Dry S.No.16/17 (Old Dry S.No.30/3 and 34/2C)	He.0.12.0 out of He.0.15.0 (Ac.0.30)	East of Thumanivannan's dry land South of Street North of Pandurangan's land West of Thumanivannan, Durairaj, Saminathan and Govindhasami's land
5	New Dry S.No.47/5 (Old Dry S.No.90/7,10,11,12)	He.0.05.5 out of He.0.16.0 (Ac.0.14)	South and East of S.no.47/6 and 10B North of Manivannan's land West of Selvaraj's land
6	New Dry S.No.47/12 (Old Dry S.No.86,87 and 88)	He.0.14.5 (Ac.0.36)	Full Extent
PROPERTY BELONGS TO Mr.THUMANIVANNAN			
7	New Dry S.No 16/16 (Old Dry S.No.30/2 and 34/2B) New Dry S.No.16/17 (Old Dry S.No.30/3 and 34/2C)	He.0.09.0 out of He.0.15.0 He.0.03.0 out of He.0.15.0 (He.0.12.0 out of He.0.30.0)	West of Durairaj land East and North of Saminathan's land South of Narayanasami and Vasudevan's land
8	New Dry S.No.24/16 (Old Dry S.No.56/2J1, J2, J3)	He.0.21.5 (Ac.0.53)	Full Extent
9	G.N.S.No.111/6 (New Dry S.No.25/2)	00220 Sq.mtr out of 00439 Sq.mtr (Ac.0.05 ½) Including a Madras terraced house therein	South and East of Durairaj's house West of street North of common way
10	New Dry S.No.47/5 (Old Dry S.No.90/7,10,11,12) New Dry S.No.47/13 (Old Dry S.No.89/1,2A,2B,3,4,5)	He.0.10.5 out of He.0.16.0 He.0.18.0 out of He.0.39.5 (He.0.28.5 out of He.0.55.5) (Ac.0.70)	South of Durairaj's land North of Lakshmipathi's land and well East of tank and bund West of Promboke bund

Encumbrances on property, if any	NIL
Reserve Price	Property 1 & 2 – Rs. 31,36,000/- Property 3 – Rs. 8,48,000/- Property 4 – Rs. 35,28,000/- Property 5 & 6 – Rs. 5,40,000/-

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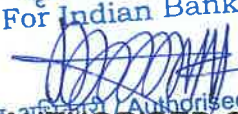
	Property 7 – Rs. 34,86,000/- Property 8 – Rs. 24,93,000/- Property 9 – Rs. 8,52,000/- Property 10 – Rs. 7,56,000/-
EMD Amount	Property 1 & 2 – Rs. 3,13,600/- Property 3 – Rs. 84,800/- Property 4 – Rs. 3,52,800/- Property 5 & 6 – Rs. 54,000/- Property 7 – Rs. 3,48,600/- Property 8 – Rs. 2,49,300/- Property 9 – Rs. 85,200/- Property 10 – Rs. 75,600/-
Date and time of e-auction at the platform of e-auction service provider: https://www.baanknet.in	07.08.2026 (12 Noon to 4 PM)
Property ID No.	Property 1 & 2 – IDIB6541232841A Property 3 – IDIB6541232841B Property 4 – IDIB6541232841C Property 5 & 6 – IDIB6541232841D Property 7 – IDIB6541232841E Property 8 – IDIB6541232841F Property 9 – IDIB6541232841G Property 10 – IDIB6541232841H

Bidders are advised to visit the website (<https://www.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://www.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://www.baanknet.com>.

Place: Pondicherry
Date : 08.07.2026.

कृते इंडियन बैंक
For Indian Bank

प्राधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, उडुपट्टी
Zonal Office, Pondicherry
INDIAN BANK

