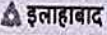


 Indian Bank  ALLAHABAD ALUVA METRO STATION (CBS-5978)	Address: 659 MUKKATH PLAZA BYEPASS JUNCTION ROAD ALWAYE - 68310 Phone No. 0484-2622657 Email: a588@indianbank.co.in
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(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch: Aluva Metro Station
Phone No: 0484-2622657

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,

1. M/s. Khadeeja Constructions & Contractors (Borrower/Partnership Firm) NRK Building, Thadiyitta Parambu South Vazhakkulam Ernakulam District - 683105	2. Mr. Abdul Vahab N.H (Guarantor/Partner) S/o. Mr. Hameed N.B Nayath, Vazhakkulam South Vazhakkulam P.O, Vazhakkulam Ernakulam District - 683105
3. Mr. Hameed N.B (Guarantor/Partner/Mortgagor) S/o Mr.Bava Nayath, Vazhakkulam South Vazhakkulam P.O, Vazhakkulam Ernakulam District - 683105	

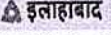
Sub: Loan account – M/S Khadeeja Constructions & Contractors IND SME Mortgage a/c No. 7461923229 with Indian Bank, Aluva Metro Station Branch

M/s. Khadeeja Constructions & Contractors availed IND SME Mortgage Loan facility from Indian Bank, Aluva Metro Station Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Khadeeja Constructions & Contractors failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 27.04.2026 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), M/S Kadeeja Constructions and Contractors and Guarantor(s) and partners, Mr. Hameed N B and Mr. Abdul Vahab N H liable to the Bank to pay the amount due to the tune of **Rs. 68,05,036/- (Rupees Sixty-Eight Lakh Five Thousand and Thirty-Six Only)** as on 26.04.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 27.04.2026.

As M/s Khadeeja Constructions & Contractors failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 09.07.2026 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.

 इंडियन बैंक Indian Bank  इलाहाबाद ALLAHABAD ALUVA METRO STATION (CBS-5978)	Address: 659 MUKKATH PLAZA BYEPASS JUNCTION ROAD ALWAYS – 68310 Phone No. 0484-2622657 Email: a588@indianbank.co.in
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*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, 30 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 14.09.2026 is Rs. 70,80,792/- (Rupees Seventy Lakhs Eighty Thousand Seven Hundred and Ninety-Two only) with further interest, costs, other charges and expenses thereon from 15.09.2026.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days

The date of sale is fixed as 22.10.2026. 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 **16.09.2026. to 21.10.2026. 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 22.10.2026 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://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.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6095952897 E Auction EMD account	M G Road Ernakulam branch IDIB000M036

 इंडियन बैंक  Indian Bank  इलाहाबाद ALLAHABAD	Address: 659 MUKKATH PLAZA BYEPASS JUNCTION ROAD ALWAYS – 68310 Phone No. 0484-2622657 Email: a588@indianbank.co.in
ALUVA METRO STATION (CBS-5978)	

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 (this portion may be retained if it is a non-suit filed account)

SCHEDULE

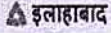
The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price (Rs. In lakhs)	EMD (Rs. In lakhs)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Area- Total area 4.73 Ares of land made up of 3.72 Ares comprised in Re.Sy.No. 303/8-3 and 1.01 Ares in Re.Sy.No. 303/8-2 and residential building thereon in Block No.24, Old Sy.No.292/6A of Vazhakkulam village, Kunnathunad Taluk within the sub registration district of Perumbavoor, Ernakulam district, Vazhakkulam Grama Panchayath in the name of Mr. Hameed N.B, S/o Bava, Nayath, South Vazhakkulam, Vazhakkulam village, Kunnathunad Taluk, Ernakulam District. Boundaries: North – Panchayath Road East – Property of Abdul Kareem and Hameed Nayath West – Property of Smt. Komalam Sunil Vihar, Smt. Maya & others South – Property of Basheer	160.10	16.01	22.10.2026 from 10 am to 4 pm IDIBA58830545370751	NIL

कृते इंडियन बैंक / For Indian Bank

Subhojit

प्राधिकृत अधिकारी / Authorised Officer
 आलुवा शाखा / Aluva Branch

 इंडियन बैंक Indian Bank  इलाहाबाद ALLAHABAD ALUVA METRO STATION (CBS-5978)	Address: 659 MUKKATH PLAZA BYEPASS JUNCTION ROAD ALWAYE – 68310 Phone No. 0484-2622657 Email: a588@indianbank.co.in
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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>.

कृते इंडियन बैंक / For Indian Bank

 प्राधिकृत अधिकारी / Authorised Officer
 आलुवा शाखा / Aluva Branch

Place: Aluva
 Date: 15.09.2026

AUTHORISED OFFICER