

NOTICE OF SALE

Branch: NALLUR
Phone No: 9442700037

Notice of 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 B. VINOTH KUMAR, (Borrower & Mortgagor)**
S/o Balasundaram,
Door No.349, Goundipalayam Post
Sri Nagar, Nallur Village, Paramathi Velur Taluk
Namakkal -637208
2. **Mr DURAISAMY C (Guarantor)**
S/o Chinnasamy
1/175A , Kodaikiniayakanur
N. Seerapalli , Namakkal-637206

Sub: Your Home Loan account (A/c No 6624021418) with Indian Bank, NALLUR Branch

Mr.B Vinoth Kumar availed Home Loan facility from Indian Bank, NALLUR Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr.B Vinoth Kumar failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **07.10.2025** 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), Guarantor(s). Mr.B Vinoth Kumar is liable to the Bank to pay the amount due to the tune of of **Rs.20,71,958/- (Rupees Twenty Lakhs Seventy One Thousand Nine Hundred Fifty Eight only) as on 06.10.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 07.10.2025

As Mr.B Vinoth Kumar failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 20.01.2026 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.

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For INDIAN BANK

[Signature]
Authorised Officer

As per Rule 9(1) of the Security Interest (Enforcement) Rules 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 09.10.2026 is **Rs. 23,23,402 /- (Rupees Twenty Three Lakhs Twenty Three Thousand Four Hundred And Two Only)** with further interest, costs, other charges and expenses thereon from 10.10.2026.

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 31.10.2026 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 12.10.2026 to 30.10.2026 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 eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 31.10.2026 i.e. the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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



For INDIAN BANK
[Signature]
Authorised Officer

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 IFSC Code
Account No - 98741002257	INDIAN BANK, TIRUPPUR
Account Name – Indian Bank Nodal Account	IFS Code - IDIB000T041

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

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
RESIDENTIAL BUILDING All that piece and parcel of land together with the superstructure constructed thereon and to be constructed in future there at and situate in Namakkal Registration District, Nallur Sub-Registration District (Now at Paramathi), Nallur Village, S.No.216/1 (It has been sub divided as S.No.216/1A in these Plot No.3&4 measuring 4515 Sq.ft (2236 Sq Feet + 2279 Sq Feet) bounded by the following boundaries	Rs.72.33 Lakhs	Rs.7.23 Lakhs	31.10.2026 between 10.00 am to 5.00 pm IDIB6624021 418	NIL



For INDIAN BANK

Nalathu
Authorised Officer

West To : The Property Identified As Plot No.2 Relating To One Shanmugam South To: 19 Breadth Of East West Common Passage North To : Property Relating To Kuppan And Muthusamy East To : The Property Identified As Plot No.5 Relating To M.Thangammal Within the above boundaries Plot No.3 South To North (On Both Side) 52' East To West (On Both Side) 43' Extent: 2236 Sq.Ft. Of Land Plot No.4 South To North (On Eastern Side) 52' (On Western Side) 54' Extent : 2279 Sq.Ft Of Land Total Extent: 2236+2279= 4515 Sq.Ft Of Land With All Appurtenance, Accessories And All Passage And Easmentary Rights Attached Therein				
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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>

For INDIAN BANK

Place: Nallur
Date : 09.10.2026



[Signature]
Authorised Officer

AUTHORISED OFFICER

INDIAN BANK

NALLUR BRANCH

Door No. 924/1.

Tiruchengode-Paramathi Main Road,

Opp. Govt. Hospital Nallur,

Kandampalayam Post-637 20