इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

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. Mr Ganeshappa (Borrower) , S/O Shivappa, No 90 Baknar, Maravalli,Shimoga,Karnataka-577427	2. Mrs Shanthamma (Co-Borrower), W/O Shivappa, No 90 Baknar,Shikarepura,Maravalli,Shimoga
3. Mr Mallelshappa B (Co-Borrower),S/O Shivappa, No 90 Baknar,Shikarepura,Maravalli,Shimoga,Karnataka-577427	

Sub: Your loan account/s (Home Loan-6639236143 & IB Saral- 7468149585) with us - Regarding

Mr Ganeshappa (Borrower), Mrs. Shantamma (Co-Borrower) & Mr. Malleshappa(Co-Borrower) have availed Home loan & IB Saral 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 09.04.2026 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 Borrowers **Mr Ganeshappa (Borrower), Mrs. Shantamma (Co-Borrower) & Mr. Malleshappa(Co-Borrower)** , liable to the Bank to pay the amount due to the tune of **Rs. 22,21,784/- (Rupees Twenty Two Lakhs Twenty One Thousand Seven Hundred and eighty Four only) for Home Loan Account & Rs.1,88,217/- (Rupees One Lakh Eighty Eight Thousand Two hundred and Seventeen only) for IB Saral Account** and the said amount carries further interest at the agreed rate from 21.10.2024 till date of repayment. due to the Indian Bank. But all are failed to make payment despite Demand Notice dated 09.04.2026.

As **Mr Ganeshappa (Borrower), Mrs. Shantamma (Co-Borrower) & Mr. Malleshappa(Co-Borrower)** all have failed to make payment despite Demand Notice, the Authorized Officer took possession (Physical) of the schedule mentioned properties under the Act on 20.06.2026 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 29.10.2026 is Rs. **22,99,757/- (Rupee Twenty Two Lakhs Ninety Nine Thousand Seven Hundred and Fifty Seven only)** and the said amount carries further interest at the agreed rate and charges from 30.10.2026 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 20.11.2026 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 19.11.2026 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.ebkray.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.ebkray.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 19.11.2026 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.ebkray.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 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.

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**
Immovable property held on situated in Maravalli Shikaripura Taluk, of Hosooru Hobli and within the registration Sub- District of Shikaripura and Comprised in Sy No 70/9, Extent 4-48 cents containing residential building bearing door no 74/P Boundaries : East : Property belongs to Chandrappa South: Property belongs to Mallappa and Road West: Property belongs to Nagarajappa North: Road	**Rs. 47,43,000/-** **(bid increment amount Rs. 50000/-)**	**Rs. 4,74,300/-**	**20.11.2026 , 11AM to 4pm** PROPERTY ID – **IDIB66392361 43**	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: 30.10.2026

AUTHORISED OFFICER