Branch: Madukarai
9442204265

## NOTICE OF SALE

**Notice of 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

| | |
|---|---|
| 1. M. Vengatesan S/o Murugan (Borrower)<br>No. 36 Balvadi Street, Ramji Nagar,<br>Madukarai, Pondicherry-605105 | 2. Mrs. V Dhanalatchumi W/o Vengatesan (Co Borrower cum Guarantor)<br>No. 36 Balvadi Street, Ramji Nagar,<br>Madukarai, Pondicherry-605105 |
| 3. Mr. R Jagajeevanram (Guarantor)<br>No. 17, Thirumavalavan Nagar,<br>Sorapur Main Road, Rampakkam Post,<br>Villupuram-605106 | |

**Sub: Home Loan-I (A/c No. 6034858309, Home Loan-II (A/c No. 6321891771) & IND Home Advantage (A/c No. 6609869182). M. Vengatesan and Mrs. V Dhanalatchumi with Indian Bank, Madukarai Branch.**

**M. Vengatesan and Mrs. V Dhanalatchumi** availed Loan facilities from Indian Bank, **Madukarai Branch**, the repayment of which is secured by Mortgage of sscheduled mentioned properties, hereinafter referred to as "the Properties". **M. Vengatesan and Mrs. V Dhanalatchumi** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **17.08.2021** 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), Mortgagors liable to the Bank to pay the amount dues to the tune of **Rs. Rs14,91,763/- (Rupees Fourteen Lakhs ninety one thousands seven hundred and sixty three Only)** as on **17.08.2021** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **17.08.2021**.

As **M. Vengatesan and Mrs. V Dhanalatchumi** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **07.12.2021** 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.**

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, **30 days** notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **28.10.2026** is **Rs. 6,36,029.16/- (Rupees Six lakh thirty-six thousand twenty nine and sixteen paisa Only)** with further interest, costs, other charges and expenses thereon from 29.10.2026.

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 20/11/2026 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 17/10/2026 to 19/11/2026 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 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://www.baanknet.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 20.11.2026** before 11.00 AM 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.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 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<br>EMD COLLECTION A/C SARFAESI | INDIAN BANK, PONDICHERRY MAIN<br>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" 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 e-auction time Property ID Number | Prior Encumbrance |
|---|---|---|---|---|
| **Property 1** Residential Land and Building located at Puducherry RD, Bahour SRD, Netapakkam Commune Panchayat, Village No. 54, Madukarai Revenue Village, Ramji Nagar, Palvadi Street, as per document R.S No. 119/8, Cad No. 531bis, 528 as per patta issued by Govt of Puducherry R.S No. 119/8/A, Cad No. 526/1pt, 526/2/1pt, 526/2/2pt, 525/1pt, 525/2pt, 527pt, 527Bispt, 528/1pt, 529/1pt, 530/1pt, 531/1pt, 531bis/1pt, 528Bispt, Patta No. 35 compressed in 65 santiares or 1 kuzhies 3 Veesams i.e 684 sq. ft.land and building in the name of Mr. M. Venkatesan (Doc. No. 4429/2010)<br><br>**Boundaries** : West:House of Murugesan, East: Palvadi Street, North: House of Egavalli, South : Plot of Velu<br><br>**Property 2** Residential Land and Building located at Puducherry RD, Bahour SRD, Netapakkam Commune Panchayat, Village No. 54, Madukarai Revenue Village, Ramji Nagar, Palvadi Street, as per document R.S No. 119/8, Cad No. 531bis/1, as per patta issued by Govt of Puducherry R.S No. 119/8/A, Cad No. 526/1pt, 526/2/1pt, 526/2/2pt, 525/1pt, 525/2pt, 527pt, 527Bispt, 528/1pt, 529/1pt, 530/1pt, 531/1pt, 531bis/1pt, 528Bispt, Patta No. 35 compressed in 1 kuzhies 3 Veesams i.e 684 sq. ft. land and building in the name of Mr. M. Venkatesan (Doc. No. 4430/2010)<br><br>**Boundaries** : West:Plot of Murugesan, East: Palvadi Street, North: House of Kathavarayan, South : Plot of Vengatesan | Rs 32.00 Lacs | Rs 3.20 Lacs | 20/11/2026 (12 Noon to 4 PM) IDIB6787331057 | Nil |

Bidders are advised to visit the website (**https://www.baanknet.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.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.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.baanknet.in**.

**Place: Pondicherry**
**Date: 28.10.2026.**

**AUTHORISED OFFICER**
**INDIAN BANK**