इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
THEEVATTIPATTI BRANCH

TVC Nagar, Salem to Dharmapuri Main Road,
Theevattipatti Post.
Kadayampatti TK, Salem Dist - 636 351
Ph: 04290-243333
E-mail : theevattipatti@indianbank.co.in

Notice of Sale

Notice of sale under 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

The estate of the deceased (1) Mrs.Dhanalakshmi W/o M.Dhandapani (Borrower in Home loan) deceased on 07.06.2021 and (2) Mr.M.Dhandapani S/o V.Manickam (Co-Borrower in Home loan) deceased on 22.05.2021 represented by legal herirs viz.

Mr.Dhanasekar S/o M.Dhandapani
4/414, Poyer street,
Theevattipatti,
Salem- 636351.

Ms.Dharshana Devi D/o M Dhandapani
4/414, Poyer street,
Theevattipatti,
Salem- 636351.

Sir/Madam,

Sub: Loan account –(A/c No 6237624007) with Indian Bank, Theevattipatti Branch

Late Mrs.Dhanalakshmi & Mr.M.Dhandapani availed Home loan facility from Indian Bank, Theevattipatti Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Late Mrs.Dhanalakshmi & Mr.M.Dhandapani failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 15.11.2025 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 the estate of the deceased Mrs.Dhanalakshmi & Mr.M.Dhandapani deceased on 22.05.2021 represented by legal heirs viz Mr.Dhanasekar S/o M Dhandapani and Ms.Dharshana Devi D/o M Dhandapani liable to the Bank to pay the amount due to the tune of **Rs.26,34,638/- (Rupees Twenty Six lakh thirty four Thousand Six Hundred and thirty eight rupees Only)** as on 14.11.2025 with further interest, costs, other charges and expenses thereon. Both legal heir failed to make payment despite Demand Notice dated 15.11.2025.

The estate of the deceased (1) Mrs.Dhanalakshmi W/o M.Dhandapani (Borrower in Home loan) deceased on 07.06.2021 and (2) Mr.M.Dhandapani S/o V.Manickam (Co-Borrower in Home loan) deceased on 22.05.2021 represented by legal heirs viz Mr.Dhanasekar S/o M Dhandapani and Ms.Dharshana Devi D/o M Dhandapani failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 12.02.2026 after complying with all legal formalities.

As per Sec.13 (4) of the Act, the Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards the outstanding balance. In accordance with the

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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 E-AUCTION MODE.

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days' notice for subsequent sale is required to be given and hence we are issuing this notice

The amount due as on **01.11.2026** is **Rs.30,00,546/-** (Rupees Thity Lakh Five Hundred and Forty Six Rupess Only) with further interest, costs, other charges and expenses thereon from **09.10.2026**.

Please take note that this is notice of 15 days and the schedule mentioned property 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 from 11.00 a.m. to 4.00 p.m. (with unlimited extensions of 10 minutes if bidding continues, till sale is concluded) 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 **17.11.2026 to 18.11.2026** between 10.00 am and 4.00 pm at Indian Bank, Theevattipatti Branch,Salem – 636 453.

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://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://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 **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://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 for.

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.

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The Nodal bank account No	6082041346
Name of the Account	E Auction A/c Indian bank Dharmapuri
IFSC Code	IDIB000D016

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" "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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court /Tribunal and proceed with the execution of order/decree obtained/to be obtained.

SCHEDULE

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

Description of Property (Mortgaged Property)	Reserve Price	EMD
Land Residential Building - In Salem R.D. Omalur S.R.D. Konampatti Kattuvalavu, Theevattipatti Village, Land and RCC terraced roof ground floor residential building situated at S.No. 166/7, Sub Dn. S.No.166/7A, Dry Hec. 0.49.0 in this the house site of extent of 3052 sq.ft. ie.0.07 acre with the following boundaries: Bounded by North: Dhandapani Property South: Dhandapani Property East: Karuppasamy Property West: Dhandapani Property Owner of the property: Mrs.Dhanalakshmi and Mr.M.Dhandapani.	**Rs.15,05,000/- (Fifteen Lakh Five Thousand Rupees Only)**	**Rs.1,50,500/- (One Lakh Fifty Thousand Five Hundred Rupees Only)**

Reserve Price*	**Rs.15,05,000/- (Fifteen Lakh Five Thousand Rupees Only)**
Date, Time for e-auction and.	**20.11.2026** between 11.00 am and 4.00 pm (with unlimited extension of 10 minutes if bidding continues, till sale is concluded)
Property ID No	**IDIB6237624007**
Known Encumbrance	Nil
BID INCREMENT AMOUNT	Rs. 25,000/-

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* Statutory dues including TDS and GST, applicable as per rules.

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

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CHIEF MANAGER AUTHORISED OFFICER
ALAGASAMUDRAM BRANCH

Place: Theevattipatti
Date: 03.11.2026

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