Annexure VIII

(Sale notice format for Borrower / Guarantor / Mortgagor)
NOTICE OF SALE

Vasudevanallur Branch
04636-241326

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. Mr.G. Murugan (Borrower) S/o. Mr. Gurusamy 5-9/34B, North Street, Senthattiyapuram Pudur, Thenmalai, Sivagiri Taluk, Tenkasi District 627 757.	2. Mrs. M.Mahesh (Co-borrower) W/o. Mr. G. Murugan, 5-9/34B, North Street, Senthattiyapuram Pudur, Thenmalai, Sivagiri Taluk, Tenkasi District. 627 757 .

Sir / Madam

Sub: Your Home Loan account No.6841543549 and Ind Kavach Home Loan account No.7053478087 with Indian Bank Vasudevanallur Branch – Reg.

Mr. G. Murugan and Mrs. M. Mahesh availed Home Loan No.6841543549 and Ind Kavach Home Loan No.7053478087 facilities with Indian Bank, Vasudevanallur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as the 'the Properties'. Mr. G. Murugan and Mrs. M. Mahesh failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 17.06.2022 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), 1. Mr. G. Murugan S/o. Mr. Gurusamy and 2. Mrs. M. Mahesh W/o. Mr. G. Murugan liable to the Bank to pay the amount due to the tune of Rs.11,30,502/- (Rupees Eleven Lakhs Thirty Thousand Five Hundred and Two only) as on 15.06.2022 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 17.06.2022

As Mr. G. Murugan and Mrs. M. Mahesh failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 16.09.2022 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

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 30.10.2026 is **Rs.18,67,128/- (Rupees Eighteen Lakhs Sixty Seven Thousand one Hundred and Twenty Eight only)** with further interest, costs, other charges and expenses thereon from 30.10.2026.

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 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 expenses from 02.11.2026 to 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://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 from 02.11.2026 to 19.11.2026 from 10.00 am to 4.00 pm.

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, they are requested to upload requisite KYC documents. the intending Bidders / Purchasers have to transfer the EMD amount in his Global EMD Wallet by 19.11.2026 i.e., before the e-auction Date and time in the portal. The registration, verification of KYC documents 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 Global 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 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 Drat / 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
6096848285 – E Auction EMD amount – Tirunelveli Zone	NGO Colony Branch IDIB000N114

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

Details / Description of Mortgaged Assets	EM of land and building In Tenkasi (Earlier Tirunelveli) District, Tenkasi Registration District, Tenmalai Part 1, Senthattiyapuram Pudur Village and Panchayat limit, Ward No.5, Nathan Survey No.1018/1 and New Survey No.1292/27, land measuring 45.03 square meter (East-West- Northern side 5.8 meter and Southern Side 5.6 meter and South - - Western Side7.8 meter and eastern side 8.0 meter, Total 45.03 Sq. meter. within Karivalamvanthanallur SRO limit bounded on North : House belongs to Gurusamy and Senthoorpandi and south-north common path way. East : House belongs to Karupaiah Thevar. South : Punja land belongs to Karupana Thevar West : House belongs to Karupaiah and south- north common lane
Reserve Price	8.00 lakhs
EMD	0.80 lakhs
Date, Time for e-auction and Property ID No.	**Date: 20.11.2026 10.00 AM to 4.00 PM** Property ID – IDIB6841543549
Prior Encumbrance	NIL

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.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://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**

Date: 30.10.2026
Place: Vasudevanallur

Chief Manager / Authorized Officer
Indian Bank, Vasudevanallur