INDIAN BANK
AYANGUDI BRANCH
NEW STREET, AYANGUDI,
Email: ayangudi@indianbank.bank.in

NOTICE OF INTENDED SALE

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. Thameemul Ansari s/o Abdul Rahim (Mortgagor & Borrower)
   69/4 East street, Village Ayangudi Cuddalore, 608306

2. Mrs. Sameena Banu w/o Thameemul Ansari (Co borrower)
   69/4 East street, Village Ayangudi Cuddalore 608306

3. Mr. Mohammad Iqbal s/o Mohammad Salih (Guarantor)
   Rayyan Street, Post Ayangudi, Cuddalore 608306

Sub: Home Loan account no. 6254808185 for Rs.17.15 Lakhs and 6854538012 for Rs. 6.00 Lakhs with Indian Bank, Ayangudi Branch

Mr. Thameemul Ansari has availed Home Loan facilities for Acc No- 6254808185 for 17.15 Lakhs and Acc NO.- 6854538012 for Rs. 6.00 Lakhs from Indian Bank, Ayangudi Branch, the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Property". Mr. Thameemul Ansari failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 24/03/2026 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 **Borrower & Mortgagor Mr. Thameemul Ansari s/o Abdul Rahim, Co Borrower Mrs. Sameena Banu w/o Thameemul Ansari and Guarantor(s) Mr. Mohammad Iqbal s/o Mohammad Salih, liable to the Bank to pay the amount due to the tune of Rs. 19,83,389/- (Rupees Nineteen Lakh Eighty Three Thousand Three Hundred and Eighty Nine Only) as on 24/03/2026** with further interest, costs, other charges and expenses thereon from 24/03/2026 till date of repayment. Aall failed to make payment despite Demand Notice dated 24/03/2026.

As all the above mentioned parties have failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 12/10/2026 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.

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

The amount due as on 03/11/2026 is Rs. 21,15,645/- **(Rupees Twenty One Lakhs Fifteen Thousand Six Hundred Forty Five Only)** with further interest, costs, other charges and expenses thereon from 03/11/2026.

The date of sale is fixed as 09/12/2026 from 11:00 am to 4:00 pm 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 **05/11/2026 to 05/12/2026 between 11:00 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 e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **09/12/2026** i.e. the e-Auction Date and before the e-auction end time in the portal. The registration and e-KYC 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 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
6169974808 – E-AUCTION EMD ACCOUNT	INDIAN BANK, CUDDALORE MAIN BRANCH; IFSC : IDIB000C034

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.

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
Property Description: Residential House comprises of 3270 sqft. bearing Natham R.S. No. 36/1, situated on East Street, Gunavasal Village, Kattumannarkoil Panchayat Union, Mannargudi Sub Registration District, Cuddalore District **Boundaries** North by Road South by Samsudeen Sahib Site East by Amanulla Site West by NIyamathulla Site	Rs. 46.65 Lakhs	Rs 4.66 Lakhs	09.12.2026 11:00 AM to 4:00 PM **Property ID-IDIB6254808185**	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.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**.

Place: Ayangudi
Date: 03.11.2026

AUTHORISED OFFICER