इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

M G ROAD BRANCH, ERNAKULAM
Building No.66/6600, Malankara Centre,
Opp. Shenoys Theatre, M G Road,
Ernakulam-682035, Kerala.
☎ 0484 – 2355073
✉ mgroadekm@indianbank.co.in

NOTICE OF SALE

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,

Mr. Jijin Jiju S/o. Jiju Joseph Thamaraparambil House Puthenpally, Varapuzha PO Ernakulam 683517 Ph. 9633172666	Mr. Joel Jiju S/o. Jiju Joseph Thamaraparambil House Puthenpally, Varapuzha PO Ernakulam 683517 Ph. 6238507912

Sub: Loan account – HL-GEN-NRI (A/c No 7388289227) of Mr. Jijin Jiju with Indian Bank, M G Road (Ernakulam) Branch

Mr. Jijin Jiju availed Home Loan facility from Indian Bank, M G Road (Ernakulam) Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr Jijin Jiju failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **07.01.2025** (published in newspaper on **19.01.2025** 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 Mr Jijin Jiju (Borrower) and Mr. Joel Jiju (Guarantor) liable to the Bank to pay the amount due to the tune of **Rs. 3,30,84,288.00 /- (Rupees Three Crore Thirty Lakhs Eighty Four Thousand Two Hundred and Eighty Eight only)** as on **06.01.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **07.01.2025.**

As Mr. Jijin Jiju and Mr. Joel Jiju failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **24.03.2025** after complying with all legal formalities.

इंडियन बैंक, एम जी रोड, एरणाकुलम * Indian Bank, MG Road Ernakulam * PIN-682035

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 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, 15 days' notice of intended sale is required to be given for subsequent sales and hence we are issuing this notice.

The amount due as on **26.10.2026** is **Rs. 3,90,06,273.00 (Rupees Three Crore Ninety Lakh Six Thousand Two Hundred and Seventy Three Only)** with further interest, costs, other charges and expenses thereon from **27.10.2026**.

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 20th November 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 from **28.10.2026** 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 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 eKYC, the

intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **20.11.2026**. i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

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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
6095952897 – E-Auction EMD account	MG Road Ernakulam branch – IDIB000M036

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.

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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 Rs. (in Lakhs)	EMD Rs. (in Lakhs)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
19.02 ares (47 cents) of land made up of 7.69 ares in Sy No. 260/P-3 and 11.33 ares in Sy No. 260/P-2 along with a 2500 Sq ft residential house (D.No. 14/44A) in Perumbilavu Village, Kunnamkulam Taluk, Thrissur District.	372.53	37.25	20.11.2026 11.00 AM to 3.00 PM	Nil
Incremental Bid Amount	Rs. 50,000/-			
Property ID	IDIBMGJIJINJI01			
Boundaries *Sy No. 260/P-3* North : Property of Fathima South : Property of Shaheer East : Property of Aboobacker West : Road	*Sy No. 260/P-2* North : Property of Fathima South : Property of Salam East : Property of Shaheer West : Road & properties of Aboobacker and Noorjahan			

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: Ernakulam
Date: 27.10.2026

Authorised Officer