ANNEXURE VIII

NOTICE OF SALE

Branch: Kaliakkavilai
PhoneN o :9442202506

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. Anoob J Singh** (Borrower) Prop. M/s J J Water and Power Solutions S/o Jebhal Singh 8-5 Zion Garden Kattukadai, Vilvancode, Chathancode Kanyakumari District – 629153	2. **Mr. Jebhal Singh** (Gurantor/Mortgager) S/o Ponnumuthan 8-5 Zion Garden Kattukadai, Vilvancode, Chathancode Kanyakumari District – 629153 3. **Mrs. T. Latha** (Guarantor) W/o Jebhal Singh 8-5 Zion Garden Kattukadai, Vilvancode, Chathancode Kanyakumari District – 629153

Sub: Loan account – IND SME MORTGAGE-MSE-REPO (Account Number 7199567460) M/s. J J Water and Power Solutions with Indian Bank, Kaliakkavilai Branch.

Borrower Mr. Anoob J Singh –Proprietor M/s. J J Water and Power Solutions availed IND SME MORTGAGE-MSE-REPO facility from Indian Bank, Kaliakkavilai Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s. J J Water and Power Solutions failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 17.10.2023 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. Anoob J Singh(Borrower), Mr.Jebhal Singh (Guarantor/Mortgager) and Mrs. T. Latha (Guarantor) liable to the Bank to pay the amount due to the tune of Rs 1,43,99,408/-(Rupees One Crore Forty Three Lakhs Ninety Nine Thousand Four hundred and Eight Only) as on 16.10.2023 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 17.10.2023

As Borrower Mr. Anoob J Singh, Prop M/s. J J Water and Power Solutions, Mr. Jebhal Singh (Gurantor/Mortgager) and Mrs. T. Latha (Guarantor) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 16.02.2024 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 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. 2,33,62,174/- (Rupees Two Crore Thirty-Three Lakhs Sixty-Two Thousand One Hundred and Seventy-Four only)** with further interest, costs, other charges and expenses thereon from 02.11.2026.

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 expense from **05.11.2026 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 05.11.2026 to 19.11.2026 from 10.00 am to 7.00 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 after completing their eKYC. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 19.11.2026 @ 5.00 PM i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD 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) 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 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 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 ACCOUNT	IDIB000N114 & NGO Colony, Tirunelveli

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

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**
24 Cents of land comprised in RS No 468/ 5 of Methukummal village with a building bearing door No 8/5, Meuthukummal Village Panchayat and 16.828 cents of land comprised in R S NO 468/4 of Methukummal Village, Kollemcode SRO, Killiyoor Taluk Kanyakumari District **Boundaries:** North: Property of Sukumaran & Yesudhas South: Property of Isravel East: Property of Loodhar King West: Road & Property of Paulose	Rs. 1,35,00,000/-	Rs. 13,50,000/-	20.11.2026 10.00 AM to 4.00 PM **IDIB7199567460**	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 Help desk No.8291220220, email ID:- support.baanknet@psballiance.com and other helpline numbers available in service provider helpdesk. 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 Number 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com.**

Place: Kaliakkavilai
Date:02.11.2026

AUTHORISED OFFICER