**ANNEXURE VIII**

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

Branch: Avinashi
Phone No: 9442553762

**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,

| | | |
|---|---|---|
| Mrs. Latha<br>(Borrower/Mortgagor)<br>W/o Sh.A Chellamuthu<br>S.F No:98/2C<br>Site No.19, Siva Nagar<br>Ganapathipalayam Village<br>& Panchayat; Palladam<br>Taluk,<br>District – Tiriuppur<br>Tamil Nadu – 641605 | Ms. S Saroniroja (Co-Applicant)<br>D/o Sh. A Chellamuthu<br>S.F No:98/2C<br>Site No.19, Siva Nagar<br>Ganapathipalayam Village &<br>Panchayat<br>Palladam Taluk,<br>District – Tiriuppur<br>Tamil Nadu - 641605 | Sh. A Chellamuthu<br>(Guarantor)<br>S.F No:98/2C<br>Site No.19, Siva Nagar<br>Ganapathipalayam<br>Village & Panchayat<br>Palladam Taluk,<br>District – Tiriuppur<br>Tamil Nadu – 641605 |

**Sub: Loan Account – IB-HL 7438380799 for Rs. 25.00 Lakhs Sanctioned on 14/02/2023 with our Indian Bank Avinashi Branch - Reg.**

Mrs Latha (Borrower/Mortgagor), Mrs S Saroniroja (Co-Applicant) and Sh. A Chellamuthu (Guarantor) availed Home Loan facility from Indian Bank, Avinashi Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mrs Latha and Mrs S Saroniroja failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 07.02.2026 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 Mrs Latha and Mrs S Saroniroja Borrower(s) and Sh. A Chellamuthu Guarantor(s) liable to the Bank to pay the amount due to the tune of Rs 24,37,528/- (Rupees Twenty Four Lakhs Thirty Seven Thousand Five Hundred and Twenty Eight Rupees Only) as on 07.02.2026 with further interest, costs, other charges and expenses thereon . Since the demand notice was not delivered to addressee, demand notice was published in the newspapers, namely, The Times of India (English) and Daily Thanthi (Tamil) on 06.03.2026. Both failed to make payment despite Demand Notice dated 07.02.2026 and newspaper publication of demand notice dated 06.03.2026.

As Mrs Latha and Mrs S Saroniroja failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 15.05.2026 after complying with all legal formalities.

कृते इंडियन बैंक /For INDIAN BANK

आधिकृत अधिकारी /Authorised Officer
अंचल कार्यालय,तिरुप्पूर /Zonal Office Tiruppur

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 22.10.2026 is **Rs** 23,77,063**/- (Rupees Twenty-Three Lakhs Seventy-Seven Thousand and Sixty Three Rupees Only)** with further interest, costs, other charges and expenses thereon from 23.10.2026.

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 expense from 23.10.2026 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.

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



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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 |
|---|---|
| A/C No: 98741021995<br>A/C Name: Indian Bank Avinashi Branch | Avinashi Branch-Indian Bank,<br>IFSC Code: IDIB000A157 |

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**

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** |
|---|---|---|---|---|
| Residential Land and Building in the Name of Mrs Latha C Total Extent of Land 1060 Sq ft or 2.43 cents.<br><br>Details of property:<br>All the piece and parcel of land in Tiruppur Registration District, Palladam Sub Registration District, Palladam Taluk Ganapathipalayam Panchayat board limits of Palladam Panchayat Union, Ganapathipalayam Village, G.S No.98/2 measuring P.Ac.1.36 ¾, G.S No.98/3A measuring P.Act.3.16 and G.S No.98/2 measuring P.Ac.1.36 ¾ with well rights | Rs 29.00 Lakhs | Rs 2.90 Lakhs | Date: 20.11.2026<br>Time: 10:00AM to 05:00 PM<br>Property ID: IDIB7438380799 | Nil |

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आधिकृत अधिकारी /Authorised Officer
अंचल कार्यालय,तिरुप्पूर /Zonal Office Tiruppur

| | | | | |
|---|---|---|---|---|
| in all measuring P.Ac.9.05 ½ , for this Subdivision G.S No.98/2B measuring P.Ac.1.31, G.S No.98/2C measuring P.Ac.1.66, G.S No.98/3A1 & G.S No.98/3A2 measuring P.Ac.2.91, G.S No.98/3A3 measuring P.Ac.0.20 in all totaling P.Ac.9.07 of land plotted in to layout sited and named it as "Siva Nagar" in this Site No.19, Ganapathipalayam Village & Panchayat; Palladam Taluk, District – Tiriuppur Tamil Nadu – 641605, bounded on East by : Site No.20 West by : Site No.18 North by : G.S No.98/2A South by : 23 Feet wide East West Layout Roads In all measuring 1060 sq.ft or 98.47 sq.mtr of land and building constructed thereon for 738 sq.ft with all appurtenances, pathway rights and easementary rights therein. The Property is now situated in G.S No.98/2C1A1. | | | | |

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**.

कृते इंडियन बैंक /For INDIAN BANK

Place: Avinashi, Tiruppur
Date: 22.10.2026

AUTHORISED OFFICER

अधिकृत अधिकारी /Authorised Officer
आंचलिक कार्यालय तिरुप्पूर /Zonal Office Tiruppur