इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

NOTICE OF SALE

Branch : Zuzuvadi
Date : 02.11.2026

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. Thimmappa B V Site no.38(Northern portion), S.No.109/1, BBMP Ward no.40, Near Shirdi Sai Baba Temple, Nandagokula layout, Karivobanahalli, Yeshwanthpura Hobli, Bangalore	2	Mrs. S Shilpa (Coapplicant) Site no.38(Northern portion), S.No.109/1, BBMP Ward no.40, Near Shirdi Sai Baba Temple, Nandagokula layout, Karivobanahalli, Yeshwanthpura Hobli, Bangalore
3	Mr. V Arun Kumar S/o Venkateshappa No 142, 4th Cross, Prasanna Layout, Mahadeshwara Nagara Main Road, Bangalore - 560091		

Sub: Home Loan acct No. 6443810655 in the name of Mr. Thimmappa B V and Mrs. S Shilpa with Zuzuwadi Branch - Reg

The 1st of you is a borrower ,2nd of you is a Co-borrower and 3rd of you is the guarantor of the above facilities now and at all material times. The 1st of you is the Mortgagor to the loan facility mentioned above.

1st and 2nd had availed Home loan facility from Indian Bank, Zuzuwadi Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". 1st and 2nd had failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 23.08.2023 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 1st, 2nd, and 3rd are liable to the Bank to pay the amount due to the tune of Rs.30,76,807/- (Rupees Thirty lakhs Seventy six thousand eight hundred and Seven only) as on 23.08.2023 with further interest, costs, other charges and expenses thereon. All of you have failed to make payment despite Demand Notice dated 23.08.2023

As 1st, 2nd, and 3rd of you failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 20.11.2023 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.

For INDIAN BANK

Authorised Officer

*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 02.11.2026 is Rs.43,68,468/- (Forty three lakhs sixty eight thousand four hundred and sixty eight) with further interest, costs, other charges and expenses thereon from **02.11.2026**

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 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 up to **19.11.2026** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website **https://baanknet.com** and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal **(https://baanknet.com** 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 **19.11.2026** i.e before the e-Auction Date and time in the portal. The registration, e-KYC 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 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
6163416884 & E-AUCTION	Indian Bank - Krishnagiri Branch IDIB000K052

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.

For INDIAN BANK

Authorised Officer

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 in which security interest is created are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encum - brance
All that piece and parcel of immovable property bearing Northern portion Site no.38, Khata no.40/1405/109 formed in the converted land bearing Sy.No.109/1 (Converted for residential purpose by vide order no.ALN(N) (Y) SR 86/2012-13 dated 01.03.2013 issued by the special Deputy Commissioner, Bangalore) situated at Karivobhnahalli village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore now with the revenue and administrative jurisdiction of BBMP, Ward no. measuring East to West : 40-0 feet and North to South:15-0 feet total 600 sq.ft and bounded as follows : East by : Site no.35 West by : Road North by : Site no.37 South by: Remaining portion of Site no.38	Rs.21.00 Lakhs	Rs.2.10 Lakhs	20.11.2026 Between 11.00 AM to 4.00 PM IDIB6443810 65510	Indian Bank, Zuzuwadi,

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 8291220220. For Registration status and EMD status, please email to 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 PSB Alliance Pvt. Ltd, Contact No. 8291220220.

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

For INDIAN BANK

Authorised Officer

AUTHORISED OFFICER

Date: 02.11.2026
Place: Hosur