

ANNEXURE-C



Branch: VALAVANUR
Phone No: 9442204632

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) and 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) Borrower Mr.N. Pushpanathan S/o.Narayanasamy No.-01/199, Rice Mill Street V.Pagandai Village,Vakkur post Villupuram Taluk.	(2) Guarantors Mrs.P Punitha W/o N.Pushpanathan No.-01/199, Rice Mill Street V.Pagandai Village,Vakkur post Villupuram Taluk
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Sub: Ac No 6631093621 & 6414569441 with Indian Bank, VALAVANUR Branch.

Mr.N. Pushpanathan availed SME Loan from Indian Bank, **Valavanur** Branch. The repayment of loan is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr.N. Pushpanathan failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 14/11/2019 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(s) and Guarantor(s), liable to the Bank to pay the amount dues to the tune of Rs 2236452/- (Rupees Twenty Two Lakh Thirty Six Thousand Four hundred and Fifty Two Only.) in A/C No. 6631093621 and to Rs.432645/-(Rupees Four Lakh Thirty Two Thousand Six Hundred and Forty Five Only) in A/C No. 6414569441 as on 14/11/2019 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 14.11.2019

As Mr.N. Pushpanathan failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 12.02.2020 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

[Signature]
Authorized Officer / Chief Manager

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As per Rule 6(2) and 8(6) and 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 and hence we are issuing this notice.

The amount due as on **05.10.2026** is **Rs. 65,08,882.00 (Rupees Sixty Five Lakh Eight Thousand Eight Hundred and Eighty Two Only)** with further interest, costs, other charges and expenses thereon from 05/10/2026.

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 28/10/2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. may be done by the intending purchasers/bidders at their expenses from **06/10/2026** to **28/10/2026** 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://ibapi.in> and www.mstcecommerce.com) using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 06/10/2026 to 28/10/2026 from 10.00am to 5.00 pm**.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. 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 his Global EMD Wallet by **28/10/2026**. i.e. before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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://www.mstcecommerce.com/auctionhome/ibapi>) **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 there of.

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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 number / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6129967446 EMD COLLECTION A/C SARFAESI	INDIAN BANK, PONDICHERRY MAIN IDIB000P042

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" and "Whatever there 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 e-auction time Property ID Number	Prior Encumbrance
Property I: In Villupuram Reg. Dist. Vikravandi Sub-Reg. at Pagandai Village at Natham S.No. 137/4C (It related to old Naththam S.No. 137/4) with Total Area 400 Sq. Meter	Rs. 37.73 lakhs	Rs 3.77 lakhs	28/10/2026 (12 Noon to 4 PM) IDIB6631093621	nil

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Boundaries: At Ricemill street East of Street, West of Jankiraman's punjai North of Madhuramuthu Kounder's site and South of site of pushpanathan				
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Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com.

Place: Pondicherry
Date: 05.10.2026

For INDIAN BANK

Authorised Officer / Chief Manager
AUTHORISED OFFICER