इंडियन बैंक Indian Bank
इलाहाबाद
Your Own Bank, Always with You

Indian Bank Uddanapalli,
2/584/A, Rayakottai Main Road,
Uddanapalli,
Krishnagiri District – 635119.
email: uddanapalli@indianbank.co.in

ANNEXURE VIII
NOTICE OF SALE

Branch: Uddanapalli
Phone No: 9442247190

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. K Narayanan (Borrower Cum Mortgagor),** **S/O Kempaiah Gowda,** **Door No.7B, Third Cross, CC Nagar, Hosur, Krishnagiri District-635109.**
2	**Mrs. C M Aruna (Guarantor),** **W/o K Narayanan,** **Door No.7B, Third Cross, CC Nagar, Hosur, Krishnagiri District-635109.**

Sub: Loan Accounts AMTL (Acc No-6345824376) for Rs.9 lakhs, AMTL(Acc No-6349320294) for Rs.9 lakhs, KCC (Acc No- 63458205?0) for Rs.1 lakhs and AMTL (Acc No- 6351223151) for Rs.8 lakhs with **Indian Bank, Uddanapalli Branch.**

Mr. K Narayanan & Mrs. C M Aruna have availed KCC & AMTL facilities from Indian Bank, Uddanapalli Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. K Narayanan & Mrs. C M Aruna** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 06.02.2024 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), Guarantor(s) liable to the Bank to pay the amount due to the tune of **Rs.61,52,109/- (Rupees Sixty One Lakhs Fifty Two Thousand One Hundred and Nine Only)** as on 06.02.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 06.02.2024.

As **Mr. K Narayanan & Mrs. C M Aruna** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 16.04.2024 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,

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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 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 19.07.2024 AMTL **(Acc No. 6345824376)** account amounts to **Rs.22,61,185/- (Rupees Twenty Two Lakhs Sixty One Thousand One Hundred and Eighty Five Only),** KCC (Acc No. 6345820520) account amounts to **Rs.2,28,211/- (Rupees Two Lakhs Twenty Eight Thousand Two Hundred and Eleven Only), AMTL (Acc No. 6349320294)** account amounts to Rs.22,67,419/- **(Rupees Twenty Two Lakhs Sixty Seven Thousand Four Hundred and Nineteen Only)** and **AMTL (Acc No. 6351223151)** account amounts to **Rs.18,17,694/- (Rupees Eighteen Lakhs Seventeen Thousand Six Hundred and Ninety Four Only)** totaling an amount of **Rs.65,74,509/- (Rupees Sixty Five Lakhs Seventy Four Thousand Five Hundred and Nine Only)** with further interest, costs, other charges and expenses thereon from 20.07.2024.

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 21.08.2024 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 **19.07.2024** to **20.08.2024** 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://www.ebkray.in** (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.

The intending Bidders/ Purchasers are requested to register with online portal (**https://www.ebkray.in** (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 20.08.2024 i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet 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://www.ebkray.in** (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
6163416884 - E-AUCTION A/c with 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.

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 *(this portion may be retained if it is a non-suit filed account)*

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

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email: uddanapalli@indianbank.co.in

Details / Description of Mortgaged Assets	Property belongs to **Mr. K Narayanan S/o Kempaiah Gowda** In Hosur Village, of Hosur Taluk and attached to Hosur Sub Registration District, and Krishnagiri Registration District, and Krishnagiri District and also attached to the Municipal Limits of Hosur Municipality. Survey No.22/B, Dry.Ext.Ac.0.63 Cents, Asst.Rs.0.86 Np, out of this the site comprising two taks as follows: Tak no.1 measuring: East To West On North: 00 Feet East To West On South: 13 Feet North To South On East: 35 Feet North To South On West: 31 Feet An area of 201 ½ square feet, Tak no.2 measuring: East To West On North: 12 Feet East To West On South: 12 Feet North To South On East: 49 Feet North To South On West: 41 Feet An area of 492 square feet The total area of tak nos.1&2 is 693 ½ square feet, containing an RCC terraced residential building portions, comprising ground floor and first floor bearing the present door nos. 62/6, 62/7 and 63-D and all situated within the following boundaries: East: Municipal Road West: Houses of Venkatappa & Balappa North: Property of Rathnappa South: Municipal Road (Now the above land is further sub-divided as ne Natham survey number 22/BIX under Natham Patta No.3808).

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ReservePrice	EMD	Date, Time fore-auction and Property ID No.	Prior Encumbrance
Rs.45,00,000/-	Rs.4,50,000/-	**On 21.08.2024 @ 11.00 AM to 04.00 PM IDIB634582437601**	**NIL**

Bidders are advised to visit the website (**https://www.ebkray.in**) 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.ebkray@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.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://www.ebkray.in** 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://www.ebkray.in**.

Place: Uddanapalli
Date: 19.07.2024

AUTHORISED OFFICER

INDIAN BANK UDDANAPALLI