ANNEXURE- B

(Format for uploading in EBKRAY site along with photograph)

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, Karaikudi Main branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.08.2024**, for recovery of **Rs.11,23,04,103/- (Rupees Eleven Crore Twenty Three Lakhs Four thousand One hundred and Three Only)** as on 12.07.2024 due to the Indian Bank, Karaikudi Main branch, Secured Creditor, from;

1. **To the estate of deceased Mr.M Murugan (Borrower cum Mortgagor)** **Prop. M/s. Sri Kondaiya Modern Rice Mill** **Represented by the legal heirs Viz Mrs.M.Boomathy, W/o Mr. M.Murugan, Mrs. Savithri, D/o. Mr. M.Murugan, Mr. M MuthuKumar, S/o. Mr. M.Murugan, Mrs. Shantha, D/o. Mr. M Murugan and Mrs.SathyaBama, W/o. Mr. M Muthukumar** 8-3-1 A, S no-184-11, Perumal Kovil Sorkavasal Street, Pallathur Town, Karaikudi Taluk, Sivagangai Dist – 630107 Ph No. 04565 283555; 9443143555 Email : srikondaiyamrm555@gmail.com	
2. **Mr. M Muthukumar, S/o Mr.M Murugan (Guarantor cum Mortgagor)** 8-3-1A, S no- 184-11, Perumal Kovil Sorkavasal Street, Pallathur Town, Karaikudi Taluk, Sivagangai Dist- 630107	3. **Mrs. M Boomathi W/o Mr. M Murugan (Guarantor cum Mortgagor)** 8-3-1 A, S no-184-11, Perumal Kovil Sorkavasal Street, Pallathur Town, Karaikudi Taluk, Sivagangai Dist– 630107
4. **Mrs. G Dharani W/o Mr. Gnanasakthi (Guarantor cum Mortgagor** No 2/5C Nadiyam Navakollai Peraoorani-614802	5. **Mr. S Gajendran, S/o Mr. Sakkarathevar (Guarantor cum Mortgagor)** No 2/5C Nadiyam Navakollai Peraoorani-614802

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	**Property 1: (Residential Land and Building)** **Item I:** In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, Old Ward No. 8, New Ward No. 2, house site situates in Old R.S.No. 85/12, now G.R.S No. 85/12B5, Sorkavasal Street to an extent of 2167.87 Sq.Ft measuring East West: 70 ½ feet; North-south: 30 ¾ feet. **belonging** to Mrs. M Boomathy, W/o. Mr. M Murugan. **Four Boundaries:** North: House owned by Kalyanasundaram South: East-West No. 1 Sorkavasal Street East: Site owned by Boomathi West: Site owned by Meenal **Item II:** In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I

sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, house site situates in Old R.S.No. 85/12 to an extent of 10 Cents. **belonging to** Mrs. M Boomathy, W/o. Mr. M Murugan.

Four Boundaries:
North: House owned by Kalyanasundaram
South: East –West Street
East: North-south Road
West: Property sold by Subramanian

Item III
In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, Old ward No. 8, New Ward No. 2, house site situates in Old R.S.No. 85/12, now G.R.S 85/12B5, sorkavasal 2nd street to an extent of 1098 Sq.Ft measuring East-West 61 feet and North-South 18 feet. **belonging to** Mrs. M Boomathy, W/o. Mr. M Murugan.

Four Boundaries:
North: Remaining portion of Kalyanasundaram property
South: Smt. M.Boomathy House
East: Sorkavasal 1st Street
West: Remaining portion of Kalyanasundaram property

Property 2: (Residential Land)
In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, vacant site situates in R.S.No. 235/17, Narayanapuram to an extent of 49.40 Cents **belonging to** Mr. M Muthukumar, S/o. Mr. M Murugan.

Four Boundaries:
North: East-West Pathway
South: Natham Survey No. 236
East: Dry Land owned by K Lakshmi
West: Dry Land owned by Padikasu

Property 3: (Commercial Land and Building)
In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Old Ward No. 8, Ward No. 2, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, house site situates in G.R.S. No. 83/2, Sorkavasal 2nd Street to an extent of 2170 Sq.Ft measuring East-West 31 feet and North-South 70 feet **belonging to** Mr. M Murugan, s/o. Mr. V Muthaiah

Four Boundaries:
North: East-West Street
South: House site and house owned by R Karupiah and K Anjalai
East: North south Nallagan Chettiar Street
West: R Karuppaiah property

Property 4: (Commercial Land and Building)
Item I:
In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, Old Ward No.8, New ward No. 2, house situates in G.R.S No. 84/12 western side 15 cents out of 30 cents, Sorkkavasal 3rd Street, Narayanapuram bearing Plot No. 144 to an extent of 6539 Sq.Ft measuring East West 92.1 feet and North-South 71 feet **belonging to** Mr. M Murugan, s/o. Mr. V Muthaiah.

Four Boundaries:
North: S.No. 84/5 bearing Plot No. 145 house site
East: Land belongs to M Murugan

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	South: S.No. 84/13 bearing Plot No. 143 house site West: North South Madukuli Street **Item II:** In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, Mill situates in G.R.S.No. 84/11, Southern portion of 28 ½ Cents out of 57 Cents belonging to Mr. M Murugan, s/o. Mr. V Muthaiah. **Four Boundaries:** North: Shri. Shanmugam Property East: Shri.Nallagan Chettiar Street South: East-West Road West: Sorkkavasal Street **Property 5: (Residential Land)** In Sivaganga District, Karaikudi Registration District, Karaikudi Joint I sub Registration District, Karaikudi Taluk, Pallathur Group, Pallathur Village and Panchayat Limit, Neww Ward No. 2 house property situates in G.R.S No. 84/11, Sorkkavasal Street, Narayanapuram to an extent of 6313.60 Sq.Ft measuring East-West 183 feet and North-South 34.6 feet belonging to Mr. M Murugan, s/o. Mr. V Muthaiah **Four Boundaries:** North: Remaining Northern half portion of property of Shri. N Balaji East: North South Madakulam Street South: R.S.No. 84/11A, Plot No. 116 Property of M Murugan West: Sorkkavasal Street
Encumbrances on property if any	NIL
Reserve Price	**Property 1:** Rs. 69,78,000/- (Rupees Sixty Nine Lakhs Seventy Eight Thousand only) **Property 2:** Rs. 1,04,04,000/- (Rupees One Crore Four Lakhs and Four Thousand only) **Property 3:** Rs. 23,29,000/- (Rupees Twenty Three Lakhs Twenty Nine Thousand only) **Property 4:** Rs. 1,41,70,000/- (Rupees One Crore Forty One Lakhs and Seventy Thousand Only) **Property 5:** Rs. 30,51,000/- (Rupees Thirty Lakhs Fifty One Thousand Only)
EMD Amount	**Property 1:** Rs.6,98,000/- (Rupees Six Lakhs Ninety Eight Thousand Only) **Property 2:** Rs. 10,41,000/- (Rupees Ten Laksh Forty One Thousand Only) **Property 3:** Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand Only) **Property 4:** Rs. 14,17,000/- (Rupees Fourteen Lakhs and Seventeen Thousand Only) **Property 5:** Rs. 3,06,000/- (Rupees Three Lakhs Six Thousand Only)
Bid incremental amount	Rs. 1,00,000/- (Rupees One Lakh for all properties)
Date and time of e-auction at the platform of e-auction Service Provider **https://www.ebkray.in**	21.08.2024 11 AM to 3.30 PM
Property ID No.	Property 1: IDIB6443312059_3 Property 2: IDIB6443312059_4 Property 3: IDIB6443312059_5 Property 4: IDIB6443312059_6 Property 5: IDIB6443312059_7

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The Intending Bidders/ Purchasers are requested to register with online portal **(https://www.ebkray.in)** 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.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.ebkray.in) for depositing in bidders e-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.

2. 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 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
6207238925 - NO LIEN ACCOUNT	Karaikudi - IDIB000K017

   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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform **(https://www.ebkray.in)** for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://www.ebkray.in.**

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9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://www.ebkray.in**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray (https://www.ebkray.in)**.

11. The intending Bidders / Purchasers are requested to register on portal **(https://www.ebkray.in)** using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Karaikudi Main Branch

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own Independent Inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

इंडियन बैंक For INDIAN BANK

Place: Karaikudi Main
Date: 18.07.2024

Chief Manager / Authorised Officer
Karaikudi Main Branch