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ANNEXURE-C

Indian Bank

Branch: Padmavathi Nagar, Nandyal
Phone No: 8179026844

NOTICE OF INTENDED SALE

Notice of intended 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

Mr. Shaik Mastan **S/o Shaik Nabi Rasool** **(Borrower/Mortgagor)** 21-452-53-10,Farook Nagar Nandyal, Andhra Pradesh-518501	**Mrs. Shaik Munthaj** **W/o Mr. Shaik Mastan** **(Co-Borrower)** 21-452-53-10 ,Farook Nagar, Nandyal, Andhra Pradesh- 518501

Sub: Your Home Loan A/c. No.7133531190 with Indian Bank, Padmavathi Nagar, Nandyal Branch – Reg.

Mrs. Shaik Mastan (Borrower & Mortgagor) S/o Shaik Nabi Rasool and Mrs. Shaik Munthaj W/o Mr. Shaik Mastan(Co- Borrower) availed Home Loan secured by Mortgage of schedule mentioned property hereinafter referred to as "the Properties". Mrs. Shaik Mastan (Borrower&Mortgagor) S/o Shaik Nabi Rasool and Mrs. Shaik Munthaj W/o Mr. Shaik Mastan (Co- Borrower) 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. Shaik Mastan (Borrower & Mortgagor) S/o Shaik Nabi Rasool and Mrs. Shaik Munthaj W/o Mr. Shaik Mastan(Co-Borrower) liable to the Bank to pay the amount due to the tune of Rs.21,71,318/- (Rupees Twenty One Lakh Seventy One Thousand Three Hundred and Eighteen Only) (as on 30.01.2025) with further interest, costs, other charges and expenses thereon. Mrs. Shaik Mastan (Borrower & Mortgagor) S/o Shaik Nabi Rasool and Mrs. Shaik Munthaj W/o Mr. Shaik Mastan(Co- Borrower) failed to make payment despite Demand Notice dated 30.01.2025.

As Mrs. Shaik Mastan (Borrower & Mortgagor) S/o Shaik Nabi Rasool and Mrs. Shaik Munthaj W/o Mr. Shaik Mastan (Co- Borrower) failed to make payment despite Demand Notice dated 30.01.2025, the Authorized Officer took possession(Symbolic) of the schedule mentioned properties under the Act on 10.04.2025 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect sale of the assets taken possession (symbolic) 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 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.

Authorised Officer
Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
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The amount due as on 08.04.2025 of Rs.22,08,409/- (Rupees Twenty Two Lakh Eight Thousand Four Hundred and Nine Only) with further interest, costs, other charges and expenses thereon from 08.04.2025

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 on 28.05.2025 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 before 27.05.2025 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 e KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 27.05.2025 i.e the e-Auction Date and before the e-auction end time in the portal. The registration and e KYC 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 there for.

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 :

NodalBank AccountNo. And A/c. Name	Branch name and IFSCode
6587023323	Gujjanagundla, IDIB000G021

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.

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***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)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained. (This portion may be retained if it is a suit filed account).

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 (Rs.)**	**EMD (Rs.)**	**Date, Time for e-auction and Property ID No.**	**Prior Encumbrance**
Nandyal district, Within Nandyal Municipal Corporation Limits, S No. 1603 Kothapalle GP Extent of 300 SqYds of site (as per document) . East: 22' Wide Rastha West : Yeru North : Vanka South : Site of vendor	22,05,000/-	2,20,500/-	Date:28.05.2025 Time: from 10.00 AM to 04:00 PM Property ID No: **IDIB7133531190** Bid Increment Value: Rs.10,000/-	Known to the bank NIL

Bidders are advised to visit the website (https://baanknet.com) of our e auction service provider PSB Alliance Pvt. Ltd to participateinonlinebid. 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.

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AUTHORISED OFFICER

Place: GUNTUR
Date: 21.04.2025