ANNEXURE C

इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

SOUTH BAZAR KANNUR BRANCH

Date:04.06.2026

NOTICE OF SALE

Notice of sale under Rule 6(2) & 8(6) / 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,

01.	M/s Energy World (Borrower)-Proprietor Mr.Joju Padman S/o Late mr.Padmanabhan ,8/180,A-32 2nd Floor ,Royal Oak Mall ,T K Junction PO Thana Kannur 670002
02.	Mr.Joju Padman S/o Late mr.Padmanabhan ,(Borrower)8/180,A-32 2nd Floor ,Royal Oak Mall ,T K Junction PO Thana Kannur 670002
	Also At : Mr.Joju Padman S/o Late mr.Padmanabhan ,Kakkadan House Pullody ,PO Ponnyam Thalassery Kannur 670641.
03.	Mr.K A Joseph S/o Late Mr.Antony (Guarantor/Mortgagor) Kallanikkattu House ,352 A , Kannikalam ,Peringom Village , PO Choonda ,Thaliparamba Taluk ,Kannur Kerala 670511
04.	Mrs.Lucy Joseph W/o K A Joseph (Guarantor/Mortgagor) Kallanikkattu House ,352 A , Kannikalam ,Peringom Village , PO Choonda ,Thaliparamba Taluk ,Kannur Kerala 670511

Sub: Your loan account/s Cash credit 50315924843, Term Loan 50315979734 with Indian Bank, South Bazar, Kannur Branch (Erstwhile Allahabad Bank Kannur Branch) - Reg.

M/s Energy World Proprietor Mr.Joju Padman, have availed **loan** facility from Indian Bank, **South Bazar Kannur** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Energy World Proprietor Mr.Joju Padman** failed to pay the outstanding dues to the Bank. Therefore a **Demand Notice dated 24.09.2018** 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 **M/s Energy World Proprietor Mr.Joju Padman ,Mr. K A Joseph & Mrs.Lucy Joseph** liable to the Bank to pay the amount due to the tune of **Rs.84,90,331/-** (Rupees Eighty Four lakhs ninety thousand three hundred thirty one only) as on **23.09.2018** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **24.09.2018**.

As **M/s Energy World Proprietor Mr.Joju Padman ,Mr. K A Joseph & Mrs.Lucy Joseph** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **04.12.2018** 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.

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As per Rule 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 **03.06.2026** is **Rs.1,92,40,498/- (Rupees One Crore Ninety two lakhs forty thousand four hundred ninety eight Only)** with further interest, costs, other charges and expenses thereon from **04.06.2026.**

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 27.07.2026 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 from **10.06.2026 to 26.07.2026.** between **10.00 am to 4.00 pm at South Bazar, Kannur Branch No 357, KVR Towers, Near to District Collector's Office, Kannur - 670002.**

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.baanknet.com** (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://baanknet.com** (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 **27.07.2026** 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://www.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 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

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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	Account Name	Branch Name	IFSC
6672924093	" IB ZONAL OFFICE ADMINISTRATIVE PURPOSE"	Indian Bank, KOZHIKODE BRANCH	IDIB000K128

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.

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, Time for e-auction and Property ID No.	Prior Encumbrance
All the part and parcel of Land (residential) named poovathan kavinu kizhakepoyil land measuring 1.3538 Hectares (335 cents) under SRO of Peringom in the name of Mr.K A Joseph Kallankkattu s/o Late Mr.Antony. O.S No 302/1 ,R S no 162/6 ,Kannur district Taliparamba Taluk Elayavoor village ,Penngom Desom ,Jenm right Dry land ,CHerupuzha Grama Panchayath local body. **Boundary:**	Rs. 57,00,000/- (fifty seven lakhs only) Increment price - 50,000/-	Rs 5,70,000/- (five lakhs seventy thousand only)	27.07.2026 Time Between 11 am to 5 pm Property ID IDIB3017228 6829	Nil as per Bank record

As per title Deed :

East	Land transferred by Sabir
West	Remaining land in this and land being purchase by Joseph
North	Land in the possession of Edappali Saramma remaining behind this
South	Shihabuddin Land

As per Survey Sketch:

East	Assigned surplus land
West	Joseph possession
North	Sarammas possession Sreedharan Damodaran
South	Shihabuddin possession

2. All the part and parcel of Land (residential) named poovathan kavinu kizhakepoyil land measuring 0.0809 Hectares (20 cents) under SRO of Peringom in the name of Mrs.Lucy Joseph W/o Mr.K A Joseph Kallankkattu

O.S No 302/1 ,R S no 162/6 ,Kannur district Taliparamba Taluk Elayavoor village ,Penngom Desom ,Jenm right Dry land ,CHerupuzha Grama Panchayath local body.

Boundary:

As per title Deed :

East	Land in my possession by other deed
West	Panchayath Road
North	Dr.Damodaran's Land
South	Remaining land in this

As per Survey Sketch:

East	Joseph possession
West	Panchayath road
North	Dr.Damodaran Possession
South	Joseph Possession

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 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** .

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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**

Place: KANNUR
Date: 04.06.2026

AUTHORISED OFFICER
INDIAN BANK