

 Indian Bank	Indian Bank Zonal Office, Civil Lines, Moradabad U.P. : 244001 Email: zomoradabad@indianbank.co.in Phone no. 0591-2415874, 2413978
इलाहाबाद ALLAHABAD	

Annexure C

NOTICE OF SALE

Notice of sale under Rule 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

1. M/S Deepika Flour Mill, a proprietorship firm through its proprietor Smt. Deepika Varshney (Borrower)
Add: Mohalla; Naya Bazar Bamba Road Bahjoi Dehat District Sambhal Uttar Pradesh-244410
2. Smt. Deepika Varshney W/o Mr. Gaurav Varshney (Proprietor/Guarantor)
Add: Mohalla Naya Bazar Bamba Road Bahjoi Dehat District Sambhal Uttar Pradesh-244410
3. Shri. Anil Kumar Arya S/o Yash Pal Arya (Guarantor/Mortgagor)
Add: Mohalla Naya Bazar Bamba Road Bahjoi Dehat District Sambhal Uttar Pradesh-244410

Dear Sir/Ma'am,

Sub: Your loan account/s 7787646822 (PMEGP TERM LOAN) & 7738846182 (MICRO-SMALL-ENT-OCC-REPO) with Indian Bank Behjoi Branch- Term Loan and OCC in the name of M/S Deepika Flour Mill Proprietor Mrs. Deepika Varshney — Reg.

M/S Deepika Flour Mill availed PMEGP Term Loan and Cash Credit from Indian Bank Behjoi Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/S Deepika Flour Mill failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 22.06.2026 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) mentioned above liable to the Bank to pay the amount due to the tune of Rs. 25,79,371/- (Rupees Twenty Five Lakhs Seventy Nine Thousand Three Hundred Seventy One Only) as on 21.06.2026 with further interest, costs, other charges and expenses thereon. You have failed to make payment despite Demand Notice dated 22.06.2026.

As M/S Deepika Flour Mill failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 24.08.2026 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.

As per Rule 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 21.06.2026 is Rs. 25, 79,371/- (Rupees Twenty Five Lakhs Seventy Nine Thousand Three Hundred Seventy One Only) with further interest, costs, other charges and expenses.

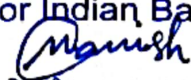
Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 19.10.2026 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 10.09.2026 to 18.10.2026 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).


कृते इंडियन बैंक
For Indian Bank

प्राधिकृत अधिकारी/Authorised Officer



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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 19.10.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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 therefore.

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
Account no. 50400959594 A/c Name: The Authorized officer Indian Bank	Civil Lines Branch Moradabad IFSC: IDIB000C631

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 as per the applicable laws.

This Notice is without prejudice to any other remedy available to the Secured Creditor.

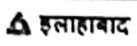
SCHEDULE

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, Time for e-auction and Property ID No.	Prior Encumbrance
All that part and parcel of a residential building situated at House No. 6/4 (Municipal Record) situated at Moh Naya Bazar Bamba Road Bahjoi Tehsil Chandausi District Sambhal UP 244410 admeasuring 83.24 Sq mtr registered via regd. gift deed no. 4983/2024 dated 18.03.2024, regd. gift deed. 13334/2022 dated 28.07.2022. Boundaries: East: House of Subhash and Others	31,93,000	3,19,300	19.10.2026 11:00 Hours to 17:00 Hours Property ID: IDIB30634759055	NA


कृते इंडियन बैंक
For Indian Bank

 प्राधिकृत अधिकारी/Authorised Officer

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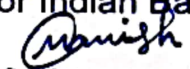
West: Raasta 16 feet wide North : House of Naresh Chand Halwai South: House of Kalyan Das Owner/Title Holder: Shri Anil Kumar Arya s/o Mr. Yash Pal Arya R/o Mohalla Naya Bazar Bamba Road Bahjoi District Sambhal U.P-244410.				
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Bidders are advised to 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.

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: Bahjoi
Date: 09.09.2026


कृते इंडियन बैंक
For Indian Bank

प्राधिकृत अधिकारी/Authorised Officer
Chief Manager/Authorized Officer