

 इंडियन बैंक  Indian Bank इलाहाबाद ALLAHABAD	Indian Bank Civil Lines Shahjahanpur U.P.:242001 Email:C632@indianbank.co.in Phone no.05842-233775,222231
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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

To,

1. Mr. Deepanshu Verma S/o Mr. Sanjay Kumar Verma R/o 198, Anandpuram Colony, Shahjahanpur (Borrower)
2. Mr. Sanjay Kumar Verma S/o Mr. Prakash Narayan Verma R/o 198, Anandpuram Colony, Shahjahanpur (Co-Borrower/Mortgagor)
3. Mrs. Deepa Verma w/o Mr. Sanjay Kumar Verma R/o 198, Anandpuram Colony, Shahjahanpur (Co-Borrower/Mortgagor)

Sub: Loan account – Education Loan (A/c No. 50472422988) with Indian Bank, Civil Lines Shahjahanpur Branch.

Mr. Deepanshu Verma S/o Mr. Sanjay Kumar Verma (Borrower), Mr. Sanjay Kumar Verma S/o Mr. Prakash Narayan Verma (Co-Borrower/Mortgagor) and Mrs. Deepa Verma w/o Mr. Sanjay Kumar Verma (Co-Borrower/Mortgagor) availed Education Loan facility from **Indian Bank Civil Lines Shahjahanpur Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Borrowers and Co-Borrowers failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **30.05.2026** 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. 32,69,332 /-(Rupees Thirty Two Lakh Sixty Nine Thousand Three Hundred Thirty Two Only)** as on **30.05.2026**, with further interest, costs, other charges and expenses thereon. You have failed to make payment despite Demand Notice dated **30.05.2026**.

As Mr. Deepanshu Verma S/o Mr. Sanjay Kumar Verma (Borrower), Mr. Sanjay Kumar Verma S/o Mr. Prakash Narayan Verma (Co-Borrower/Mortgagor) and Mrs. Deepa Verma w/o Mr. Sanjay Kumar Verma (Co-Borrower/Mortgagor) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **19.08.2026** 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 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, **30days'** notice of intended sale is required to be given and hence we are issuing this notice. The amount due as on **30.05.2026** is of **Rs.32,69,332 /-(Rupees Thirty Two Lakh Sixty Nine Thousand Three Hundred Thirty Two 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 **30days**.

The date of sale is fixed as **13.11.2026** 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 **08.10.2026** to **10.11.2026** 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>).

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 **13.11.2026** 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.

कुसे इंडियन बैंक
For INDIAN BANK


 प्राधिकृत अधिकारी /Authorized Officer
 कस्बे का कार्यालय, अग्रा/Zonal Office, Agra

 Indian Bank इलाहाबाद ALLAHABAD	Indian Bank Civil Lines Shahjahanpur U.P.:242001 Email:C632@indianbank.co.in Phone no.05842-233775,222231
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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://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
Mortgaged assets: A residential house in the name of Mr. Sanjay Kumar Verma S/o Mr. Prakash Narayan Verma and Mrs. Deepa Verma w/o Mr. Sanjay Kumar Verma situated at Village Madha (H. No. 25/1 Block – M South City Colony, Sadar, Shahjahanpur, Uttar Pradesh) Total Area 87.05sqmtr Sale Deed: Sale deed registered at Sub Registrar Office Sadar, Shahjahanpur in Book No 1, Volume No.3310, Page No 247-262 with Serial No.2228on29.03.2004 Bounded as per Sale Deed: - East: - Plot No. 7M West : Rasta North: Plot No. 26/1 South : Rasta	35,33,000/-	3,53,300/-	13.11.2026 12:00 Hours to 16:00 Hours Property ID: IDIB30278676738	NA

कृते इंडियन बैंक
For INDIAN BANK



आधिकारित अधिकारी / Authorized Officer
महानगर इलाहाबाद, UP/Zone Office, Agra

भारतीय बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

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Civil Lines Shahjahanpur

U.P.:242001

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Phone no.05842-233775,222231

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: Shahajhanpur

Date: 03.10.2026

Authorized Officer

कृते इंडियन बैंक
For INDIAN BANKप्रमाणित अधिकारी / Authorized Officer
राजस्थान शाखा, अग्रा / Zonal Office, Agra

Indian Bank, Civil Lines Shahajahanpur

2/2/24

संजय वर्मा - दीपंशु वर्मा

03/10/26

MPCN Counter Bareilly RMS 243001
EU095120213IN, IVP No: 6985095120213
03-10-2026 21:55:21, Counter No: 2,
To: DEEPANSHU VERMA
SHAHJAHANPUR, SHAHJAHAN,
From: INDIAN BANK
CIVIL LINES BLY, SHAHJAHAN,
Base Amt: 47.00
To: DEEPANSHU VERMA
P.Mode: QR
POD:No, www.indiapost.gov.in

भारतीय डाक
डाक सेवा-जन सेवा



India Post
Dak Seva-Jan Seva

MPCN Counter Bareilly RMS 243001
EU095120227IN, IVP No: 6985095120227
03-10-2026 21:55:21, Counter No: 2,
To: SANJAY KUMAR VERMA
SHAHJAHANPUR, SHAHJAHAN,
From: INDIAN BANK
CIVIL LINES BLY, SHAHJAHAN,
Base Amt: 47.00
To: SANJAY KUMAR VERMA
P.Mode: QR
POD:No, www.indiapost.gov.in

भारतीय डाक
डाक सेवा-जन सेवा



India Post
Dak Seva-Jan Seva

MPCN Counter Bareilly RMS 243001
EU095120332IN, IVP No: 6985095120332
03-10-2026 21:55:21, Counter No: 2,
To: DEEPA VERMA
SHAHJAHANPUR, SHAHJAHAN,
From: INDIAN BANK
CIVIL LINES BLY, SHAHJAHAN,
Base Amt: 47.00
To: DEEPA VERMA
P.Mode: QR
POD:No, www.indiapost.gov.in

भारतीय डाक
डाक सेवा-जन सेवा



India Post
Dak Seva-Jan Seva