

APPENDIX- IV-A" [See proviso to rule 8 (6)]
Sale Notice for Sale of Immovable Properties

ANNEXURE-X

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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

A/c: M/s Babli Stores (A/c No. 50223787310)
with Indian Bank (erstwhile Allahabad Bank), Branch: Axis University Campus, Hathipur Kanpur

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 (erstwhile Allahabad Bank), Branch: Axis University Campus, Hathipur, Kanpur Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 23.08.2023 for recovery of Rs.23,62,904.00 (Rupees Twenty Three Lakh Sixty Two Thousand Nine Hundred Four Only) as on 15.07.2023 with further interest, costs, other charges and expenses thereon from 16.07.2023, due to the Indian Bank (erstwhile Allahabad Bank), Branch: Axis University Campus, Hathipur, Kanpur, Secured Creditor, from -

1. M/s BABLI STORES (Borrower)
(Prop: Sri Mohd Razi Ahmad)
93/19, Rizvi Road, Nai Sadak, Kanpur
2. Sri Mohd Razi Ahmad S/o Mohd Nurul Huda (Borrower/Guarantor/Legal Heirs of Mortgagor Late Intijar Bano)
44/397 Chak No.44 Moolganj Kanpur
3. Sri. Mohd. Farhan Ahmad S/o Mohd Razi Ahmad (Legal Heirs of Mortgagor Late Intijar Bano)
44/397 Chak No.44 Moolganj Kanpur

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

Detailed description of the Property	All that part and parcel of land and building consisting of Part of Premises No. 44/397, Buchad Khana, Nai Sadak, Kanpur. Area of Premises: 39.483 Sq. Meter Owner of the Property: Smt. Intijar Bano W/o Mohd. Razi Ahmad Bounded As: North : House No 44/395 South : 10 feet wide Gali East : House No 44/396 West : House No 44/398
Encumbrances on property if any	Not Known
Reserve Price	Rs.13,78,000/- (Rupees Thirteen Lakhs Seventy Eight Thousand Only)
EMD Amount	Rs.1,37,800/- (Rupees One Lakh Thirty Seven Thousand Eight Hundred Only)
Bid incremental amount	Rs. 10000/- (Rupees Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider	23.08.2023 11.00 AM - 02.00 PM
Property ID No.	IDIB658620

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.msteeconcommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 22.08.2023, 2.00 PM, i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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.msteeconcommerce.com/auctionhome/ibapi>) for depositing in bidders Global 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.
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 date of auction 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
50144532778	AUTHORISED OFFICER Swaroop Nagar, Kanpur IDIB000S810