ANNEXURE- C

इंडियन बैंक Indian Bank

Branch: Bharwari, Kaushambi
Date: 01/06/2023

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,

- M/S Khusboo Grih Udyog through itsProp- Khusboo Agrahari w/o Shri Chandra Agrahari, Vill –Ambawa Purab Manjhanpur, Distt- Kaushambi-212207 (**Borrower**)
- Smt. Khusboo Agrahari w/o Shri Chandra Agrahari, Vill –Ambawa Purab Manjhanpur, Distt- Kaushambi-212207 (**Proprietor and Borrower**)
- Smt. Prabha Devi W/O Sheetl Prasad R/O Katra Nagar, Manjhanpur Kaushambi-208011 (**Guarantor**)
- Shri Satya Prakash Shukla S/O Sukh Narayan R/o Vill –Ambawa Purab Manjhanpur, Distt- Kaushambi-212207 (**Guarantor**)

Sub: Loan account of M/S Khusboo Grih Udyog (A/c No. CC- 50374937206, TL- 50374931179) with Indian Bank, Bharwari Branch District Kaushambi

M/S Khusboo Grih Udyog Prop- Khusboo Agrahari w/o Shri Chandra Agrahari availed **Term loan** facility from Indian Bank, **Bharwari Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/S Khusboo Grih Udyog Prop- Khusboo Agrahari w/o Shri Chandra Agrahari** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **29.07.2022** 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) liable to the Bank to pay the amount due to the tune of **Rs 18,78,623.00 (Rs. Eighteen Lakh Seventy Eight thousand Six hundred Twenty Three only plus Interest w.e.f. 29.07.2022** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **29.07.2022.**

As **M/S Khusboo Grih Udyog Prop- Khusboo Agrahari w/o Shri Chandra Agrahari** failed to make payment despite Demand Notice the Authorized Officer took possession of the schedule mentioned properties under the Act on **13.10.2022** 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 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, **15** days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **01.06.2023** is **Rs 20,15,174.00 (Rs. Twenty Lakhs Fifteen Thousand One Hundred Seventy Four Only)** with further interest, costs, other charges and expenses thereon from **02.06.2023.**

For Indian Bank
Authorized Officer
Zonal Office, Allahabad

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 26.06.2023 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 **02.06.2023 to 23.06.2023** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://ibapi.in** and **www.mstcecommerce.com**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 02.06.2023 to 26.06.2023**

The intending Bidders/ Purchasers are requested to register with online portal **(https://www.mstcecommerce.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 **26.06.2023** 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.mstcecommerce.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.

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 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
98741062647 ROUTING ACCOUNT	**IDIB000B770**

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.

For Indian Bank
Authorized Officer
Zonal Office, Allahabad

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
Part portion of Arazi No 447, Mauza Ambawan Purab, Pargana Karare, Tehsil Manjhanpur, Distt. Kaushambi in the name of Smt. Prabha Devi w/o Sheetal Prasad Agrhri Total Area mortgaged is 0.1210 Hect. i.e. 1210 Sq. meter or 10.61 biswas. **North** – About 20' wide mettled link road to khojwapur **South**- Arazi no. 450 (open land) **East** – Arazi no. 448 (open land) **West**- Arazi no. 446 (open land) . sale deed no. 52 dated 06/01/2015 Bahi no. 01 Jild No. 1504 Page no 377 to 394 of Sub Registrar – chail, Distt- Kaushambi executed by Smt Prabha Devi W/O Sheetal Prasad Agrhari R/O Katra Nagar, Manjhanpur Kaushambi-208011	Rs 25.50. Lakh	Rs. 2.55 Lakh	**On 26.06.2023 between 11.00 A.M to 04 P.M. with unlimited extension with 10 minutes each.** **Property ID- IDIB30218 362451**	NIL

Bidders are advised to visit the website (**www.mstcecommerce.com**) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd. please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://ibapi.in** and for clarifications related to this portal, please contact help line number „18001025026" and „011-41106131".

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://ibapi.in** and **www.mstcecommerce.com**.

Place: Bharwari
Date: **01.06.2023**

AUTHORISED OFFICER
For Indian Bank
Authorised Officer

Page 3 of 3