ANNEXURE 23

NOTICE OF INTENDED SALE
(Including for e-auction mode)

Notice of intended sale under Rule 6(2) &8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

1. Mrs Rita W/o Amit Aadla(Borrower/Mortgagor)
Address1:2931-BCRPF Colony, Phase -1
Urban Estate Dugri, Ludhiana

Address2:Plot No 33 Second floor,
Green leaf, Village Bulara, Ludhiana

2. Mr Amit Aadla(Guarantor)
Address1: 2931-BCRPF Colony, Phase -1
Urban Estate Dugri, Ludhiana

Address2:Plot No 33 Second floor,
Green leaf, Village Bulara, Ludhiana

Sub: -Your Loan/Limitaccount/s (50216081778)with Indian Bank, LINK ROAD – Reg

Mr Rita had availed above Loan/limitfacilities from Indian Bank,LINK ROAD Branch the repayment of which are secured by mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr Ritahad failed to pay the outstanding, therefore, a Demand Notice dated06.05.2022, under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon Mr Ritaand others liable to the Bank to pay the amount due to the tune of Rs. 10,54,395/- (Rupees Ten Lakh Fifty Four Thousand Three Hundred Ninety FiveRsOnly)as on 05.05.2022with further interest, costs, other charges and expenses thereon.Mr Ritafailed to make payment despite Notice dated 06.05.2022.

Mr RitaFailed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on 30.08.2022 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 realise the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorised Officer intend 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 Securitisation 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 30.05.2023 is Rs.11,76,771/- (RupeesEleven Lakh Seventy Six Thousand

कृते इंडियन बैंक/For INDIAN BANK

अधिकृत हस्ताक्षर/AUTH. SIGNATORY
LINK ROAD, LUDHIANA
ALLAHABAD

Seven hundred Seventy oneRsOnly) along with interest, costs, other charges and expenses thereon.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorised Officer any time after 15 days.

**The date of sale is fixed as 26.06.2023 which would be by e-auction mode.

The Inspection of the Schedule mentioned property and related documents and upto date EC may be had by the intending purchasers/bidders at their expense on 19.06.2023 between 03:00 pm to 05.00 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 www.mstcecommerce.com and using the provision in the system / software, the same could be procured using the 'seal bid option' such that the activities could be done online. The tender form and the terms and conditions would be available in the website from 10 AM 08.06.2023 to 5.00 PM 25.06.2023.

The last date for submitting tenders/bids complying with all necessary terms along with EMD in the stipulated manner is 25.06.2023 by 05.00 pm.

The tenders should be accompanied with EMD taken in DD / BPO / RTGS / NEFT / Account transfer and / or any other acceptable mode of money transfer without time lag, failing which the tender becomes disqualified.
The Nodal Bank account No. IFSC Code etc. for online money transfer is as under:

S. No	Nodal bank A/c No./ Name	IFSC Code
1	6345584911 Earnest Money Deposit Account	IDIB000D029

The sale shall be conferred on the person making highest offer / tender / bid subject to confirmation by Secured Creditor. The undersigned / Authorised Officer reserves right to accept or reject the bid / tender without assigning any reason whatsoever.

Once the auction / e-auction is completed and sale is conferred on the person making the highest offer / tender / bid, the successful bidder will be intimated in person / by email, as the case may be, who has to remit 25% of the bid amount (less the EMD) immediately by DD / BPO / RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer, failing which the EMD amount remitted will stand to be forfeited.

The balance sale price shall be paid within 15 days of confirmation of sale or extended time in writing. If the balance amount is not remitted within stipulated/agreed time, the amount of 25% remitted will also stand to be forfeited.

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 encumbrances 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

AUTH. SIGNATORY
LINK ROAD LUDHIANA

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Mortgaged Assets	Reserve price	EMD	Bid Increase amount	Prior encumbrance
All Part and parcel of the property bearing plot/flat no 33,(only second floor), green loaf, village bulara, Ludhiana registered vide sale deed baring wasika no 1388 dated 10.05.2017 in favour of Mrs. Rita W/o Amit Aadla Bounded as under East: Plot No 34 West: Plot No 32 North: Road South: Neighbour	11,70,000/-	1,17,000/-	10000/-	Nil
** Last date and time for submission of bid through e-auction mode	25.06.2023up to 5.00 pm			
Date, Time & Place of sale	26.06.2023(through e auction mode) , 10:00Am to 05:00 pm through e auction			

Bidders are advised to visit the website (http:// www.mstcecommerce.com) of our e-auction service provider M/s IBAPI for auction bid form and detailed terms and conditions which are annexed to the bid form.

Place:Ludhiana
Date: 31.05.2023

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अधिकृत हस्ताक्षर/AUTH. SIGNATORY
लिंक रोड, लुधियाना/LINK ROAD, LUDHIANA
ALLAHABAD इलाहाबाद