REF: ZO/GKP/SARFAESI/

Dated: 17.07.2025

To,

1. **Mr. Rajkumar S/O Jagdish Prasad** **(Borrower/Mortgagor)**
   Add.- Gorkhal Utkarsh Nagar, SantKabeer Nagar – 272175

   Add.- Purdilpur, Near Savitri Hospital, PS- Kotwali, Gorakhpur- 273001

   Add.- Central Jail, Varanasi

2. **Mr. Ankit Jaiswal S/O Rajkumar Jaiswal** **(Co-borrower)**
   Add.- Gorkhal Utkarsh Nagar, SantKabeer Nagar – 272175

   Add.- Purdilpur, Near Savitri Hospital, Gorakhpur - 273001

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

Notice is hereby given to the Borrower (s) and Guarantor (s) that you have failed to make payment of Rs. **45,80,362/- (Rupees Forty Five Lac Eighty Thousand and Three Hundred Sixty only) along with interest and other charges** despite Demand Notice dated **08.01.2025** further the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive** possession of which has been taken by the Authorised Officer of **Indian Bank, Khalilabad Branch, SantKabeer Nagar** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 20.08.2025 for recovery of **Rs 45,80,362/- (Rupees Forty Five Lac Eighty Thousand and Three Hundred Sixty only) along with interest and other charges as on 08.01.2025** & other charges due to the **Indian Bank, Khalilabad Branch, SantKabeer Nagar** Secured Creditor from borrowers **Mr. Rajkumar, Mr. Ankit Jaiswal and it's guarantor/mortgagor**.

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 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 the property in the name of Mr. Raj Kumar S/O Jagdish at **House No 356 Arazi No 171S Mi, Mauja – Gorakpur, Tappa-Dakhin Haweli, Pargana- Maghar Purab, Tehsil- Khalilabad, Distt – Sant Kabeer Nagar, measuring area 1160 Sq.ft.**. Registered at Sub-registrar Sadar, District- Santkabeer Nagar (U.P) vide sale deeds no.1462 at Bahi No-I, Zild No-4852, Page No-171-286 dated 16/03/2018. **Bounded By :** **East** : RCC Road, **West :** Land of others **North :** House of Asharfilal, **South :** House of Bholanath Gupta
Date of Demand Notice & Amount **Date of Possession Notice u/s 13 (4)**	**08.01.2025**, Rs. **54,80,595/-** 28.05.2025
Encumbrances on property	NIL, as known to bank

कृते इंडियन बैंक
For Indian Bank
प्राधिकृत अधिकारी
Authorised Officer
अंचल कार्यालय, गोरखपुर
Zonal Office, Gorakhpur

Reserve Price	Rs. 37,40,000/-
EMD Amount	Rs. 3,74,000/-
Bid incremental amount	Rs. 10,000/-
Date and time of e-auction at the platform of –auction service provider https://baanknet.com (PSB Alliance Pvt. Ltd.)	20.08.2025 from 11:00 A.M. to 4:00 P.M.
Property ID No.	**IDIBGKPKHA0298**

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 **20.08.2025** i.e before the e-Auction Date and time in the portal. The registration, eKYC 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://baanknet.com (PSB Alliance Pvt. Ltd.) **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.	Branch name and IFS Code
50088715889	Indian Bank, Nadesar Branch IDIB000N505

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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (https://baanknet.com) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website** https://baanknet.com**.**
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) https://baanknet.com
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from **eBKray** (https://baanknet.com).
11. The intending Bidders / Purchasers are requested to register on portal (https://baanknet.com) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders

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/Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
14. **The sale is subject to confirmation by the Secured Creditor. The sale is made on "As is where is", "As is what is", and "Whatever there 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.**
15. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.
16. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
17. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
18. For verification about the title document, property & inspection thereof, the intending bidders may contact **Indian Bank, Khalilabad Branch.**
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

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For Indian Bank
प्राधिकृत अधिकारी
Authorised Officer
अंचल कार्यालय, गोरखपुर
Zonal Office, Gorakhpur

Place: Sant Kabir Nagar

Date: 17.07.2025

(Authorised Officer)
Indian Bank