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ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: BARWANI
Phone No: 8120490430

Notice of 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,

1. Mr. Mukesh Badke S/o Mr. Navratan Badke (Applicant/Proprioter/Mortgagor) Address: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551	**1. Mr. Mukesh Badke S/o Mr. Navratan Badke (Applicant/Proprioter/Mortgagor) Address: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551**
2. Mr.Rahul Badke S/o Mr. Navratan Badke(Co-applicant/Mortgagor/Guarantor) Address: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551	**2. Mr.Rahul Badke S/o Mr. Navratan Badke(Co-applicant/Mortgagor/Guarantor) Address: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551**
3. Mrs. Nisha Badke D/o Mr. Navratan Badke,(Co-applicant/Mortgagor/Guarantor) Address: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551	**3. Mrs. Nisha Badke D/o Mr. Navratan Badke,(Co-applicant/Mortgagor/Guarantor) Address: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551**

Sub: Loan account 1. Mr. Mukesh Badke S/o Mr. Navratan Badke (Applicant/Mortgagor), Mrs. Nisha Badke D/o Mr. Navratan Badke (Co-applicant/Mortgagor) (IBHL A/c No. 6651729926)
2. M/s. Sanwariya Furniture, (Prop. Mr. Mukesh Badke) Mr. Mukesh Badke S/o Mr. Navratan Badke (Proprioter/Mortgagor), Mrs. Nisha Badke D/o Mr. Navratan Badke (Guarantor/Mortgagor) and Mr. Rahul Badke S/o Mr. Navratan Badke (Guarantor/Mortgagor)
SOD A/C No. 6759116838
3. SME Micro A/c-.6826828002,
4. IND GECLS A/c No. 6886735818) with Indian Bank, Barwani Branch

Mr. Mukesh Badke, Mrs. Nisha Badke and Mr. Rahul Badke availed –House building loan and cash credit along with various term loan as mentioned above facilities from Indian Bank, Barwani Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties. Mukesh Badke S/o Mr.Navratan Badke (Applicant/Proprioter/Mortgagor), Mrs. Nisha Badke D/o Mr. Navratan Badke, (Co-applicant/Mortgagor/Guarantor), Mr.Rahul Badke S/o Mr. Navratan Badke (Co-applicant/Mortgagor/Guarantor), failed to pay the outstanding dues to the Bank. Therefore a **Demand Notice dated 30.09.2023** 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) Mr. Mukesh Badke, Mrs. Nisha Badke and Mr. Rahul Badke , liable to the Bank to pay the amount due to the tune of Rs. 31,55,626.00 (Rupees Thirty One Lakhs Fifty Five Thousand Six Hundred Twenty Six Only) as on 30.09.2023 with further interest, costs, other charges and expenses thereon w.e.f 01.10.2023. Both failed to make payment despite **Demand Notice dated 30.09.2023.**

As Mukesh Badke S/o Mr.Navratan Badke(Applicant/Proprioter/Mortgagor), Mrs. Nisha Badke D/o Mr. Navratan Badke,(Co-applicant/Mortgagor/Guarantor), Mr.Rahul Badke S/o Mr. Navratan Badke(Co-applicant/Mortgagor/Guarantor), failed to make payment despite Demand Notice, the Authorized Officer took

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Samadh Bhatnagar
प्राधिकृत अधिकारी / Authorised Officer
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possession of the schedule mentioned properties under the Act on **18.12.2023** 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 9(1) of the Security Interest (Enforcement) Rules 2002, **15** days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 15.12.2025 is Rs. 3956364 (Rupees Thirty Nine Lakhs Fifty Six Thousand Three Hundred and Sixty Four Only) with further interest, costs, other charges and expenses thereon from 16.12.2025.

The date of sale is fixed as 05.01.2026 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 **16.12.2025 to 03.01.2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://www.baanknet.com** (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (**https://www.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 03.01.2026 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (**https://www.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 IFSC Code
A/c No. 50375227581 AUTHORISED OFFICER INDIAN BANK	**Indian Bank NEW PALASIA, IFSC-IDIB000I525**

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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.

***This Notice is without prejudice to any other remedy available to the Secured Creditor *(this portion may be retained if it is a non-suit filed account)*

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained. *(This portion may be retained if it is a suit filed account)*

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
Property description: **All that part and parcel of the property consisting of Property: H.No.210/4, B-1, Manihar Mohalla, Ward No.11, Ambedkar Marg, S.M. No.81, Barwani-451551 Area 1695.75 sqft, , within the Registration sub-district Barwani And District Barwani-451551** **Boundaries :** **North:-PublicRoad,Chamar Mohalla** **South:- Public Manihar Mohalla** **East:- House of Mukim** **West:- House of Kailash Chandra Gupta**	**Rs.4050000/- (Rupees Forty Lakhs Fifty Thousands)**	**Rs.405000/-** **(Rs.Four Lakhs five Thousand only)**	**Date 05.01.2026 Time:1:00 PM to 5:00 PM** **Property ID: IDIB3146248741**	**NIL**

Bidders are advised to visit the website (**https://www.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.ebkray@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.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: https://www.baanknet.com and for clarifications related to this portal, please contact Helpdesk No.8291220220

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

Place: INDORE
Date: 15.12.2025

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Samath Bhatnagar

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शाखा : इन्दौर / Branch : Indore