Branch: Muzaffarpur Main Branch
ANNEXURE-C

ANNEXURE VIII

NOTICE OF SALE

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.M/s Muskan Trading (Borrowing Firm) At:Shekhpur Dhab,Ahiyapur,Opposite Dena Bank Ward No-15 Muzaffarpur,Bihar-842001	2. Sri Rajesh Kumar Mehta S/o-Prem Nath Mehta (Proprietor) At-Shekhpur Dhab,Ahiyapur,Opposite DENA Bank Ward no 15,Muzaffarpur-842001
3. Smt Muskan Devi W/o Rajesh Kumar Mehta (Mortgagor and Guarantor) At:- Shekhpur Dhab,Ahiyapur,Opposite Dena Bank Ward no-15,Muzaffarpur ,Bihar 842001 and Vill-Sirkhiya ,Ps- Runnisaidpur,Sitamarhi-843117	(1) 646774873 (2) 646774887 (3) EF 646774860

Sub: Loan account - M/s Muskan Trading (A/c No. 7444318075) with Indian Bank, Muzaffarpur Main Branch,Muzaffarpur Bihar

M/s Muskan Trading through its proprietor availed Cash Credit facility from Indian Bank, Muzaffarpur Main Branch the repayment of which are secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Muskan Trading** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice **dated 16.09.2025** 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 Mr Rajesh Kumar Mehta Prop.M/s Muskan Trading and its Guarantor Smt Muskan Devi. M/s Muskan Trading are liable to the Bank to pay the amount due to the tune of **Rs.30,91,592/-(Rupees Thirty Lakh Ninety One Thousand Five Hundred Ninety Two Only) as on 16.09.2025** with further interest, costs, other charges and expenses thereon from 16.09.2025 till realization of bank's dues.. Both failed to make full payment despite Demand Notice **dated 16.09.2025.**

As **M/s Muskan Trading** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **18.11.2025** after complying with all legal formalities.

As per Section (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

26/12/25

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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, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **Rs 32,07,174/- (Rupees Thirty Two Lakh Seven Thousand One Hundred Seventy Four Only)** with further interest, costs, other charges and expenses thereon from **24.12.2025.**.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 02.02.2026 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 **24.12.2025 to 01.02.2026** between **11.00 am to 03.00 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://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://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 **01.02.2026** i.e before the e-Auction Date and time in the portal. The registration, eKYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned in schedule shall be paid online or after generation of Challan from the website (https://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 therefor.

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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
98741040055 ROUTING ACCOUNT	Muzaffarpur Main Branch(IDIB000M780)

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:

All that part and Parcel of the Land in the name of Muskan Devi the details are as follows:

Sl No.	Deed No.	Deed Execution date	Khata No.	Khesra no.	Area	Address	Surroundings

इंडियन बैंक Indian Bank 4005 Branch Muzaffarpur शाखा मुजफ्फरपुर

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इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

1.	5519	30.03.2015	996	251,241	8.00 Decimal	At-Kolhua,Paigamberpur,PS+Anchal-Ahiyapur Muzaffarpur having ,Ps no- 482 ,Khata no-996, Kheshra no-251,241	North- Ram Kishore Sahani South- Bacchu Prasad Singh East-Mahesh Sahni West-Road

Reserve Price	EMD.	Date, Time for and property id no.	Prior Encumbrances
Rs.31,86,000/-	Rs.3,18,600/-	02.02.2026 from 11:00 AM. To 03:00 PM & IDIB30464890263	Not Known

Bidders are advised to visit the website (https://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.baanknet@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.baanknet@psballiance.com.

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

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

कृते इंडियन बैंक
For Indian Bank
Authorised Officer

Place: Muzaffarpur
Date: 24.12.2025

AUTHORISED OFFICER
Indian Bank (Erstwhile Allahabad Bank)

इंडियन बैंक Indian Bank 4005 शाखा मुजफ्फरपुर Branch Muzaffarpur

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