ANNEXURE-C

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch: Ranipur

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 Santosh Interlocking Udyog (Borrower),** Prop : Mr. Santosh Kumar Yadav S/o Mr. Samay Deen **Unit Address :** Vill – Arjunpur, Bouriha, Dist – Gonda UP - 271123
2. **Mr. Santosh Kumar Yadav (Borrower, Mortgagor & Gurantor) S/o Mr. Samay Deen** R/o Vill – Arjunpur, Bouriha, Dist – Gonda UP - 271123

Sub: Your loan account/s availed by M/s Santosh Interlocking Udyog

With Indian Bank Branch : Ranipur/c No 7661328393 & 7661391842, -Reg

M/s Santosh Interlocking Udyog (Borrower) Prop : Mr. Santosh Kumar Yadav availed **Term Loan (TL) & Cash Credit (CC)** facility from Indian Bank, **Ranipur** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Santosh Interlocking Udyog** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **10.10.2025** 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(s), Guarantor(s) **as stated above** liable to the Bank to pay the amount due to the tune of **Rs. 2061698/ (Twenty Lakhs Sixty One Thousand Six Hundred Ninty Eight Rupees)** as on **09.10.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 10.10.2025.

As **M/s Santosh Interlocking Udyog** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **07.01.2026** 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 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, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 09.10.2025 is **Rs. 2061698/ (Twenty Lakhs Sixty One Thousand Six Hundred Ninty Eight Rupees)** with further interest, costs, other charges and expenses thereon from 10.10.2025

Authorised Officer
प्राधिकृत अधिकारी

ANNEXURE-C

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

The date of sale is fixed as 11.03.2026 which would be by e-auction mode.

pection of the scheduled properties and related documents/up to date EC etc. by the intending rchasers/bidders may be done at their expense from **05.03.2026** to **10.03.2026** between **10.00 am to 00 pm.**

e Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as entioned in the schedule

e terms and conditions of e-auction is available in the website (**https://baanknet.com**). The intending dders/ Purchasers are requested to register with online portal **(https://baanknet.com** (PSB Alliance Pvt. d.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ rchasers have to transfer the EMD amount in their e-Wallet by **10.03.2026** i.e the e-Auction Date and fore the e-auction end time in the portal. The registration and eKYC must be completed well in advance, fore auction.Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after neration of Challan from the website **(https://baanknet.com** (PSB Alliance Pvt. Ltd.**) for depositing in dders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD nline, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any terest.

ne Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ ancel the sale without assigning any reason therefor.

he successful bidder shall have to deposit **25% (twenty-five percent)** of the bid amount, including EMD mount (10%) deposited, latest **by the next working day** and the **remaining amount shall be paid within 5 days from the date of confirmation of sale** in the form of Banker's Cheque/ Demand Draft /Account ransfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code tc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
50003515812 Liabilities on Account	Gonda main IDIB000G593

n case of failure to deposit the amounts as above within the stipulated time, the amount deposited by uccessful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a resh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited mount and the property.

he sale is subject to confirmation by the Secured Creditor.

he 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.**

f the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' rior notice.

his Notice is without prejudice to any other remedy available to the Secured Creditor

Signed by Authorised Officer
वास्ते– इंडियन बैंक

Authorised Officer
प्राधिकृत अधिकारी

ANNEXURE-C

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
One Kita Residential Plot **situated at** Gata No 213/0.114 hect Village- Golhipur, Pergana- Mahadewa, Tehsil – Tarabganj Dist - Gonda Registered mortgage Deed registered in SRO Tarabganj dated 14.11.2023 having Sr. No. 10007, Bahi No. 1, Zild No. 6422 on Page No. 341-360 **Area :** 9796 Sq ft. **Boundaries :** **East:** Road and border of village Arjunpur **West:** Nala after that gata no 216 **North:** Rasta in Gata no 212 **South:** Gata no 214 in the name of Jokhu and others	10.50 Lakh	1.05 Lakh	**Date: 11.03.2026** **Time 11.00 AM to 4 PM,** **Property Id No:** **IDIB7661328393R**	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**.

For - Indian Bank
कृते– इंडियन बैंक

Authorised Officer
प्राधिकृत अधिकारी

Place: Ranipur
Date: 03.02.2026

AUTHORISED OFFICER