



Branch: SAM Branch, Distt. Lucknow (UP) 226001

Phone: M-9415797947, Email: recoverylucknow@indianbank.bank.in

Ref.No. SAMLKO/SALE/2026-27/219

Dated: 12.08.2026

NOTICE OF SALE

Notice of sale under Rule 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,

S.N.	Name	Address
1.	M/s Shikhar Chemicals (Borrower) Prop. Kumkum Pandey w/o Sri Rajesh Pandey	127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027
2.	Smt. Kumkum Pandey w/o Sri Rajesh Pandey (Proprietor/Borrower)	127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027
3.	Smt. Vijay Laxmi Pandey w/o Late Sri Girdhari Lal Pandey (Guarantor/Mortgagor)	127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027
4.	Sri Rajesh Pandey s/o Late Sri Girdhari Lal Pandey (Guarantor/Mortgagor)	127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027
5.	Sri Amit Kumar Pandey s/o Late Sri Girdhari Lal Pandey (Guarantor/Mortgagor)	127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027

Sub: Credit Facilities in the name of M/s Shikhar Chemicals (Proprietorship Firm), OCC A/c: 50426737460 and GECLS Loan A/c: 7140266914, with Indian Bank, SAM Branch, Lucknow

M/s Shikhar Chemicals through its Proprietor Smt. Kumkum Pandey w/o Sri Rajesh Pandey availed Credit facility from Indian Bank, Govind Nagar Kanpur Branch, the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Properties". M/s Shikhar Chemicals failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 29.11.2025 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);

1. **M/s Shikhar Chemicals (Borrower)**
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2. **Smt. Kumkum Pandey w/o Sri Rajesh Pandey (Proprietor/Borrower)**
127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027
3. **Smt. Vijay Laxmi Pandey w/o Late Sri Girdhari Lal Pandey (Guarantor/Mortgagor)**
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5. **Sri Amit Kumar Pandey s/o Late Sri Girdhari Lal Pandey (Guarantor/Mortgagor)**
127/536, W-2, Juhi Kalan, Damodar Nagar, Barra, Kanpur Nagar- 208027

liable to the Bank to pay the amount due to the tune of ₹ 1,49,71,313.95 (Rupees One Crore Forty Nine Lakh Seventy One Thousand Three Hundred Thirteen and Paise Ninety Five Only) as on 27.11.2025 with further interest, costs, other charges and expenses thereon from 28.11.2025. They failed to make payment despite Demand Notice dated 29.11.2025.

As M/s Shikhar Chemicals failed to make payment despite Demand Notice, the Authorized Officer took **Symbolic Possession** of the scheduled mentioned properties under the Act on **03.06.2026** after complying with all legal formalities.

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Stressed Asset Management Branch, 1ST Floor, Main Branch Bldg., Hazratganj, Lucknow-226001

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Indian Bank

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

The amount due as on 12.08.2026 is ₹ 1,75,64,001.00 (Rupees One Crore Seventy Five Lakh Sixty Four Thousand One only) with further interest, costs, other charges and expenses thereon from 13.08.2026.

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

The date of sale is fixed as 02.09.2026 (Wednesday), 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 17.08.2026 to 31.08.2026 between 11.00 am to 04.00 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 **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 **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 **01.09.2026** 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 **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 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.

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Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Account No. 21781483876	HAZRATGANJ BRANCH, LUCKNOW
Name: AUTHORISED OFFICER ACCOUNT	IFSC: IDIB000H561

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.

****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/decreed obtained/ to be obtained.

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 Detail: - All the part and parcel of land and building constructed thereon identified as House No. 127/536, W-2, Block: Juhi Kalan, Scheme: No. 2, Kanpur Nagar measuring 167.22 Sq. Mtr. Registration Details: - Sale deed dated 18.05.2004 registered at the office of Sub-Registrar-III, Kanpur Nagar, at Bahi No. 1, Zild No. 5515, Page No. 349-376 at Serial No. 5038 in favour of Shri Amit Kumar Pandey, Shri Rajesh Kumar Pandey and Smt. Vijay Laxmi Pandey. Boundaries as per Sale Deed: - NORTH- Plot No. 535 SOUTH- Plot No. 537 EAST- 60 Ft. Road WEST- Plot No. 533 CERSAI ID: - AID: 200018099509, SID: 400018139586	₹1,40,00,000.00 (Rupees One Crore Forty Lakh only)	₹14,00,000.00 (Rupees Fourteen Lakh only)	02.09.2026 (Wednesday) from 11:00 AM to 04:00 PM (with unlimited extension of 10 minutes duration each till the conclusion of the sale) Property ID No.: IDIB6423202462	As per our record not known to Bank

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Bidders are advised to visit the website (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: 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 BAANKNET.com.

Disclosure: - Securitization Application filed by the Borrower against Indian Bank (SA/215/2026) is pending before Hon'ble DRT, Allahabad. No stay order is passed against Indian Bank in the said case as on date.

Note: - The Bidders are advised to conduct due diligence before submitting the Bid. The auction shall be subject to the outcome of the litigation/dispute if any.

For Indian Bank

Namant

Authorised Officer

AUTHORISED OFFICER
Indian Bank

Place: Lucknow
Date: 12.08.2026

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