इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD **Mango BRANCH** **CBS Code -7170**	Rama Complex, Dimna Chowk, NH 33, Mango, Jamshedpur – 831012 0657-2652500 **email: mango@indianbank.co.in**

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NOTICE OF INTENDED SALE

Notice of intended 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,

Borrower /Guarantors:-	**Guarantors/ Mortgagors:-**
1. **Mrs. Puja Singh (Borrower)** W/o Satish Kumar Singh Flat No 103 Ashoka Tower PH-2 Old Purilia road, Mango Kunwar Singh Basti Jamshedpur, Jharkhand -831012	1. **Mr. Anil Kumar Singh (Guarantor)** **S/o Surendra Kumar Singh** Flat No 509, Asoka Tower PH-2 Old Purilia road, Mango Kunwar Singh Basti Jamshedpur, Jharkhand - 831012

Sub: Home Loan account –Mrs Puja Singh, (A/c No–50415225784) with Indian Bank, Mango Branch

Mrs Puja Singh, (A/c No–50415225784) availed home loan from Indian Bank, Mango Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mrs Puja Singh** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **11.07.2023** 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), Guarantor(s)liable to the Bank to pay the amount due to the **Rs.17,34,736.00 (Rupees Seventeen lakh thirty four thousand seven hundred thirty six Only)** as on 11.07.2023 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **11.07.2023**

As **Mrs Puja Singh** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on - **09.10.2023** 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 **11.07.2023 Rs.17,34,736.00 (Rupees Seventeen lakh thirty four thousand seven hundred thirty six Only)** with further interest, costs, other charges and expenses thereon from 12.07.2023.

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 15 days.

The date of sale is fixed as 25.09.2026 which would be by e-auction mode.

Mango Branch

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 **26.08.2026 to 24.09.2026** 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 terms and conditions of e-auction is available in the website (**https://baanknet.com**).

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 25.09.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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://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.

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.

Nodal Bank Account No. and A/c. Name	**Branch name and IFS Code**
50037932042 (The Authorized Officer)	Circular Road (IFSC Code-IDIB000C625)

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.
The Authorized Officer reserves the right to cancel or postpone the auction process without assigning any reason thereof.

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**
All that the piece and parcel of the property- **Equitable Mortgage of residential flat in the name of Mrs Puja Singh,** **Flat No- D/2, 4st Floor, Sai Residency, Mouza-**	**Rs. 27.85 lakh**	**Rs. 2.785 Lakhs**	**25.09.2026** **From 11:00 AM to 4:00PM** With unlimited extension of 10	Not known to Bank

Pardih, Khata No: 314, Plot No: 1081, PS-Mango, Thana No- 1641, Ward No -09, M.N.A.C, Pardih, Mango, Anchal-Jamshedpur, Sub Division- Dhalbhum, Dist: East Singhbhum **Super built up area 975 sq.ft,** **Including 01 car parking space, within parking area of complex** **Acquired through Sale Deed No 2382/2186 dated 14/07/2017 with undivided proportion - ate share of land measuring 240 sq ft approx** **Boundary** **North – Vacant Land** **South - Vacant Land** **East –Flat No.N-D/1** **West – Vacant Land**			minutes each **IDIB50415225784**	

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**.

Place: Jamshedpur
Date: 25.08.2026

Authorized officer
Indian Bank