

ANNEXURE- C



Branch: Kalyani Devi, Prayagraj
Date: 25.03.2026

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 9(1) 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. GOLU SONI s/o- RAM CHANDRA (Borrower & Mortgagor)
Reg. Add.: 45, SANGAM MARKET, MEERGANJ, PRAYAGRAJ-211003

Permanent Add: Jail Road, Dharamsala Ward, Pratapgarh-230001

Sub: Your Housing Loan account no. 7885274598 and Term Loan Account no. 7907446626 (GMRA Prem) with Indian Bank, Kalyani Devi, Prayagraj branch – Reg

Mr. GOLU SONI s/o- RAM CHANDRA have availed a Home Loan facility from Indian Bank, Kalyani Devi Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the borrowers". Mr. GOLU SONI s/o- RAM CHANDRA failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 13.05.2025 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), Mr. GOLU SONI s/o- RAM CHANDRA (Borrower & Mortgagor), liable to the Bank to pay the amount due to the tune of Rs. 22,81,862.14 (Rupees Twenty Two Lakhs Eighty One Thousand Eight Hundred Sixty Two Rupees and Fourteen Paise only) w.e.f. 13.05.2025 along with cost of charges and expenses further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 13.05.2025.

As Mr. GOLU SONI s/o- RAM CHANDRA (Borrower & Mortgagor), failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 23.07.2025 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-

For Indian Bank

Authorized Officer

Page 01 of 01

Kalyani Devi SO 211003
EU7769321391N, IVR No. 69857769322
25/03/2026 15:15:01, Counter No. 1,
To: SOLU SOWI SOWI 45 ZANGAM
MARKET, PRAYAGRAJ, 211003
From: INDIAN BANK KALYANI
DEVI, PRAYAGRA, 211003
Base Amt: 19.00
To: SOLU SOWI SOWI 45 ZANGAM
P.Mode: Cash
POB: No, www.indiapost.gov.in

Kalyani Devi SO 211003
EU7769321251N, IVR No. 69857769322
25/03/2026 15:15:01, Counter No. 1,
To: SOLU SOWI SOWI JAIL ROAD
DEHRAHSHALA WARD, PRAYAGRAJ, 220001
From: INDIAN BANK KALYANI
DEVI, PRAYAGRA, 211003
Base Amt: 47.00
To: SOLU SOWI SOWI JAIL ROAD
P.Mode: Cash
POB: No, www.indiapost.gov.in

AUCTION MODE.

As per Rule 9(1) 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 **25.03.2026** is of **Rs. 25,80,591.00 (Rupees Twenty Five Lakh Eighty Thousand Five Hundred Ninty One Only)** along with cost of charges and expenses further interest, costs, other charges and expenses thereon from **26.03.2026**.

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 17.04.2026 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 **25.03.2026 to 16.04.2026** 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 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 **17.04.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration and e-KYC 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 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

For Indian Bank

Authorized Officer

Page 2 of 4

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
98741043512; Routing Account	IDIB000A581

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/decreed 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:

Serial No. of Property	Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Property ID No.- IDIB306645 52657	Property situated at Residential house at part portion of House built over part portion of Arazi 176 Mi, area 30.25 sq. mtr. Situated at Mauza Dandi, Pargana Arail, Tehsil Karchana, District Prayagraj. Vide Sale Deed in favour of Golu Soni S/o Ram Chandra Address: 45, Sangam Market, Meeraganj, Prayagraj-211003 registered with Sub Registrar Sadar, Prayagraj(Allahabad) on 15.10.2024 in Bahi No. 1, Jild No.-9074 on pages 337 to 360 at serial no. 11580. <u>Boundary of Property (As per deed) -</u> East: Part of Arazi House of	22,00,000.00	2,20,000.00	On 17.04.2026 between 11.00 A.M to 4.00 P.M. with unlimited extension with 10 minutes each. Property ID No. IDIB3066455	NIL

For Indian Bank

Authorized Officer

Page 3 of 4

	Sunil Sahu West : Plot of Vishal Srivastava North : Part of Arazi House of Anoop pandey South: 15 ft wide Rasta			2657	
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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

[Signature]
Authorised Officer
AUTHORISED OFFICER

Place: Prayagraj

Date: 25.03.2026

Page 4 of 4.