



ANNEXURE VIII

NOTICE OF SALE

Branch: City Office Raebareli

Notice of 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. M/S Jai Gurudev Rice Mills : Prop : Mr Sudhakar Singh, (Borrower)
Add: Mohaiya Kesariya Road, Pargana Rokha, Mohaiya Kesariya Amethi,
Uttar Pradesh 229302
2. Mr Sudhakar Singh S/o Mr Ravindra Pratap Singh, (Proprietor/Mortgagor)
Add: Pure Amber Singh Mohaiya Kesariya, Amethi, Uttar Pradesh 229302
3. Mr. Subham Singh S/O Mr Ravindra Pratap Singh (Mortgagor/Guarantor)
Pure Amber Singh Mohaiya Kesariya, Amethi, Uttar Pradesh 229302

Sub: Loan account – **M/S Jai Gurudev Rice Mill (A/c No: 7681688932 and 7643601364) with Indian Bank, City Office Raebareli Branch**

M/s Jai Gurudev Rice Mill availed cash credit and term loan facility from Indian Bank, City Office Raebareli Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Jai Gurudev Rice Mill failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 06/11/2024 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) M/S Jai Gurudev Rice Mill, proprietor Mr Sudhakar Singh, Guarantor/Mortgagor(s) Mr Subham Singh and Mr. Sudhakar Singh liable to the Bank to pay the amount due to the tune of Rs 15524250 /- (Rupees One Crore fifty five lacs Twenty Four Thousand Two Hundred Fifty Only) as on 05.11.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 06.11.2024.

As M/s Jai Gurudev Rice Mill failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 22.01.2025 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-AUCTION MODE.

Authorised Officer
Chief Manager
INDIAN BANK



इलाहाबाद

ALLAHABAD

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days' notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 07/03/2026 is Rs17899448/- (Rupees One Crore Seventy-Eight Lakhs Ninety-Nine Thousand Four Hundred Forty-Eight only) with further interest, costs, other charges and expenses thereon from 08.03.2026.

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 27.03.2026 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 07.03.2026 to 26.03.2026 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 27.03.2026 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 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.

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 IFS Code
98741017526, The Authorized Officer, Indian	City Office Raebareli , IDIB000R068

Authorised Officer

Chief Manager
INDIAN BANK

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 DBT/RO at DBT/ DBAT/ 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) NA

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 (in lakhs)	EMD (in lakhs)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Equitable mortgage of part portion situated at Gata no-823 at Mohaiya Keshariya Rokha Tiloi Amethi Rae Barely 229001 in favor of Mr. Sudhakar Singh and Mr. Subham Singh jointly via gift deed from Father Mr. Ravindra Pratap Singh Registered at SRO Tiloi dated 16.12.2022, Book No-1, Vol No-3502, Page No 161-182 Sr No 6054.Mortgaged area is 0.200 Hect or 2000 Sq mtr. Boundary as under: East- Rasta Furshatganj to Tekari Sampark Marg West- Land of Cheddu North- Khet of Sankata Prasad South- Land of Sona Dev	178.10	17.80	Dated 27.03.2026 On between 11.00 A.M to 4.00 P.M. with unlimited extension with 10 minutes each IDIB30602101082	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 Page 4 of 4 Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service

Authorised Officer

Chief Manager
INDIAN BANK

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>.

The previous sale notice dated-20.02.2026 shall stand cancelled after the issue of fresh sale notice dated-07.03.2026

Place: Raebareli

Date: 07/03/2026

Authorised Officer

Chief Manager
INDIAN BANK

AUTHORISED OFFICER