

ANNEXURE VIII

(Sale notice for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch:- Aurangabad

Date:-21.02.2026

**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**

Sir/Madam,

To

- 1) M/s S P Casting Industries (Borrower and Partnership Firm) – Plot number D 187/23, Shendra Fiva Star MIDC, Aurangabad, Maharashtra, 431154
- 2) Mr Sandeep Narayan Bisht (Partner / Guarantor) R/o E 26/27, Flat number A1 / 305, Milenium Park, Chikalthana, Auranagabad, Maharashtra, 431001
- 3) Mr Bachu Singh Rajput (Partner / Guarantor) R/O Plot number 3, Flat number N /7, M Sector, Shrikrushna Kunj Bunglow, Ganesh Colony, CIDCO Auranganbad, Maharashtra, 431003
- 4) Mr Surjan Singh Sagarwal (Partner / gUarantor) R/o Plot number 25/4, Singhad Colony, Sri Sai Niwas, N 6 CIDCO, Aurangabad, Maharashtra, 431003

Sub: Your MSME Loan with Indian Bank Aurangabad Main Branch.

1. M/s SP Casting Industries (Borrower and Mortgagor) and others had availed MSME Loan facilities and facilities mentioned above from Indian Bank, Aurangabad Main Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s SP Casting Industries

For Indian Bank / For INDIAN BANK
महाराष्ट्र / ALLAHABAD BANKमुख्य प्रबंधक / Chief Manager
औरंगाबाद शाखा / Aurangabad Branch

(Borrower and Mortgagor) and others and others had failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 17.05.2025 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) M/s SP Casting Industries and (Borrower and Mortgagor) and others liable to the Bank to pay the amount due to the tune of **Rs 1,68,14,782/- (Rupees One Crore Sixty Eight Lakh Four Thousand Seven Hundred and Eighty Two Only)** as on 17.05.2025 with further interest, costs, other charges and expenses thereon from 17.05.2025 though all the borrower and mortgagor, guarantors failed to make payment despite Demand Notice dated 17.05.2025.

As you have failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **11.08.2025** 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.

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 17.02.2026 is **Rs. 1,92,10,240/-(Rupees One Crore Ninety Two Lakh Ten Thousand Two Hundred and Forty Only)**with further interest, costs, other charges and expenses thereon from 17.02.2026

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 30 days.

The date of sale is fixed as 25.03.2026 which would be by e-auction mode.

मुख्य प्रबंधक / For INDIAN BANK
औरंगाबाद शाखा / AURANGABAD BRANCH
मुख्य प्रबंधक / Chief Manager
औरंगाबाद शाखा / Aurangabad 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 **01.03.2026 to 15.03.2026** 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 **25.03.2026**. 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
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भारतीय स्टेट बैंक / For INDIAN BANK
अलहाबाद ब्रांच / ALLAHABAD BANK
मुख्य प्रबंधक / Chief Manager
औरंगाबाद ब्रांच / Aurangabad Branch

A/c no.6161885804	Bhosari Branch
A/c Name:-E-Auction EMD A/c Pune Zone	IFS Code:-IDIB000B174

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

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
<i>Symbolic possession</i> <i>(Property Description)</i> <i>Plot number d 187/23,</i> <i>Nearby Omkar Infra,</i> <i>Shendra Five Star MIDC,</i> <i>Jalna Road, Aurangabad ,</i> <i>Maharashtra- 431154</i> <i>land measuring 2450</i> <i>Square meter</i>	Rs.2,89,10,000/- (Rupees Two Crore Eighty Nine Lakh and Ten Thousand Only)	Rs. 28,91,000/- (Rupees Twenty Eight Lakh and Ninety One Thousand Only)	25.03.2026 From 11:00 AM to 17:00 PM Property ID:- IDIB7005576535	Not known

मुख्य अधिकारी/ For INDIAN BANK
अहमदाबाद ब्रांच / ALLAHABAD BANK

[Signature]
मुख्य अधिकारी/ Chief Manager
अहमदाबाद शाखा/ Aurangabad Branch

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>.

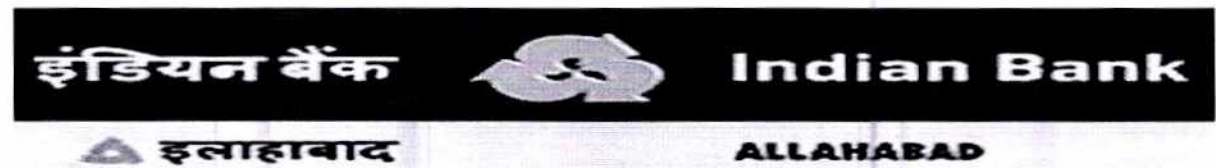
Place:Aurangabad

Date: 21.02.2026.

AUTHORISED OFFICER

भारतीय बैंक / For INDIAN BANK
इलाहाबाद बैंक / ALLAHABAD BANK

मुख्य प्रबंधक / Chief Manager
औरंगाबाद शाखा / Aurangabad Branch



Date:- 21.02.2026

APPENDIX- IV-A" [See proviso to rule 8 (6)

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic** possession of which has been taken by the Authorized Officer of Indian Bank Aurangabad branch, Secured Creditor, will be sold on "As is **17.02.2026** amounting is **Rs. Rs. 1,92,10,240/- (Rupees One Crore Ninety Two Lakh Ten Thousand Two Hundred and Forty Only)** due to the Indian Bank, Aurangabad branch Secured Creditor, from

To

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	Symbolic possession
	(Property Description) Plot number d 187/23, Nearby Omkar Infra, Shendra Five Star MIDC, Jalna Road, Aurangabad , Maharashtra- 431154 land measuring 2450 Square meter bounded as under : East : MIDC Land South : Plot number D-187/22

मुख्य अधिकारी/ For INDIAN BANK
हलाहल बैंक / ALLAHABAD BANK
मुख्य अधिकारी/ Chief Manager
औरंगाबाद शाखा/Aurangabad Branch