

Ref:Zo/Jhs/R&L/Maapit /05

ANNEXURE- VIII

Date: 05.03.2026

NOTICE OF SALE

(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)

To,

1. M/s Maa Pitambra Traders (Prop –Meena Ratnakar W/o Rakesh Ratnakar (Borrower)
Address:- Shop No 5, Modi Tower, Near Dainik Jagran Press, Jhansi -284002
2. Mrs Meena Ratnakar W/o Rakesh Ratnakar (Borrower)
Address:- House No 100 , Outside Datiya Gate Jhansi -284002
3. Mr. Rakesh Ratnakar S/o Hari Ram Ratnakar (Mortgagor / Guarantor)
Address:- House No 100 , Outside Datiya Gate Jhansi -284002
4. Mr. Sheru S/o Shiv Charan (Mortgagor /Guarantor)
Address:- House No 99 , Darigaran Jhansi -284002.

Dear Sir/Madam,

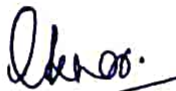
M/s Maa Pitambra Traders, Pro. Mrs Meena Ratnakar (Borrower)

(A/c 50340138439)

with Indian Bank, Branch: Jhansi City

M/s Maa Pitambra Traders, Pro. Mrs Meena Ratnakar availed Business Loan facility from Indian Bank, Branch: Jhansi City the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Maa Pitambra Traders, Pro. Mrs Meena Ratnakar failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 23.12.2024 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 above mentioned Borrower (s)/ Guarantor (s) liable to the Bank to pay the amount due to the tune of Rs.11,13,815 /-(Rupees Eleven lacs thirteen thousand eight hundred and fifteen only) as on 22.12.2024 with further interest, costs, other charges and expenses thereon. All of you failed to make payment despite Demand Notice dated 23.12.2024.

M/s Maa Pitambra Traders, Pro. Mrs Meena Ratnakar failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 22.05.2025 after complying with all legal formalities.


Authorized Officer
Indian Bank

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, **15 days** notice in case of resale is required to be given and hence we are issuing this notice.

The amount due as on **05.03.2026** is Rs **15,78,711/- (Rupees Fifteen lacs Seventy eight thousand seven hundred and eleven only)** with further interest, costs, other charges and expenses from **06.03.2026**.

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 25.03.2026 which would be by e-auction mode.

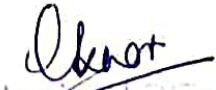
Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **06.03.2026 to 24.03.2026** between **11.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://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 (<https://baanknet.com>) (PSB alliance Pvt. Ltd.) using their mobile number and email id. After completing their e-KYC the intending Bidders/ Purchasers have to transfer the EMD amount in their e-wallet by 24.03.2026 i.e before the e-Auction Date and time in the portal. The registration, e-KYC 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 (<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.


Authorized Officer
Indian Bank

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 30 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
50361460704 AUTHORISED OFFICER, JHANSI	JHANSI CIVIL LINES IDIB000J599

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", "As is what is", and "Whatever there 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:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
(1) Equitable Mortgage of all that part & parcel of land at Arazi no 849, Mauza Jhansi Khas , outside unnao gate ,Jhansi, Area 1800 Sq ft in the name of Shri Sheru S/o Shiv Charan, add - 99 Darigaran Jhansi.	For 1 st Property Rs.15.39 Lacs	For 1 st Property Rs.1.53 Lacs	25.03.2026 11 AM to 4 PM	Not Known


Authorized Officer
Indian Bank

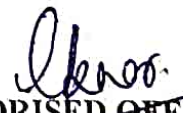
Boundaries : East –Plot of Rakesh Ratnakar West-Plot of Seller North-Rasta 30ft South-Plot of Seller (2) Equitable Mortgage of all that part & parcel of land at Arazi no 849, Mauza Jhansi Khas , outside unnao gate Jhansi. Area 1800 Sqft in the name of Shri RakeshRatnakar S/o Hariram Ratnakar add – House no 100 outside Datia gate Jhansi Boundaries : East –Plot of Seller West-Plot of Sheru North-Rasta 30 ft South-Plot of Seller		For 2nd Property Rs. 15.39 Lacs	For 2nd Property Rs. 1.53 Lacs	IDIB0MAAPIT01 & IDIB0MAAPIT02
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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>.

Place : JHANSI


AUTHORISED OFFICER

Authorised Officer
Indian Bank