

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

To,

S.NO	NAME	ADDRESS
1	Mr. Arunkumarsrivastav S/O ChitraGuptSrivastav(Borrower & Mortgager)	<u>Address 1-</u> L-3/79, Vinay khand 3 Gomtinagar Lucknow-226028 <u>Address 2-</u> Flat No.101 first floor block M Silver line apartment Ganeshpur Rehmanpur Lucknow-226028
2	Smt.Neelam Srivastava W/o Arun Kumar Srivastav (Co-borrower & Mortgager)	<u>Address 1-</u> L-3/79, Vinay khand 3 Gomtinagar Lucknow-226028 <u>Address 2-</u> Flat No.101 first floor block M Silver line apartment Ganeshpur Rehmanpur Lucknow-226028

Sub: Loan account – Mr. Arun kumarSrivastava and Smt. Neelam Srivastava(A/c No.6709002080) with Indian Bank, Ujariyawan Branch

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 Constructive(Symbolic)possession of which has been taken by the Authorised Officer of Indian Bank, Ujariyawan branch, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 21/02/2024 for recovery of Rs.31,19,481/- (Rupees Thirty one Lacs Nineteen thousand four hundred eighty one rupees only) as on03.02.2024(with further interest costs ,other charges and expenses thereon)due to the Indian Bank, Ujariyawan branch, Secured Creditor, from (1) **Mr. Arunkumarsrivastav S/O ChitraGuptSrivastav(Borrower & Mortgager, Address L-3/79, Vinay khand 3 Gomtinagar Lucknow-226028**(2) **Smt.Neelam Srivastava W/o Arun Kumar Srivastav (Co-borrower & Mortgager), AddressFlat No.101 first floor block M Silver line apartment Ganeshpur Rehmanpur Lucknow-226028. The Reserve Price will be Rs.31,99,500/- (Rupees Thirty-one Lac Ninty ninethousand Five hundreedonly)** and the earnest money deposit will be **Rs.3,20,000/- (Rupees ThreeLac Twenty thousand only)**

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 **10.03.2026 to 23.03.2026** 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://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms & conditions would be available in the website from **10.03.2026 to 23.03.2026** between **11:00 AM to 07:00 PM**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 **24.03.2026** i.e before the e-Auction Date and time in the portal. The registration, eKYC 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://www.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
6127853725 – E- AUCTION EMD ACCOUNT	HAZRATGANJ BRANCH- IDIB000H561

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)*

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

Detailed description of the Property	All that part and parcel of the property consisting of house on Flat No Flat No.101 first floor block M Silver line apartment Ganeshpur Rehmanpur Lucknow-226028 on land of khasra No.332 & 333 situated at Ganeshpur Rehmanpur lucknow measuring 118.49sqft Bounded: On the Top: Flat No. B-806/2bhk/type-2 (8 th floor) On the bottom: B-806/2bhk/type-2 (6 th floor) Adjoining: B-704/2bhk/type-2 (7 th floor)
Encumbrances on property if any	NIL
Reserve Price	31,99,500/-
EMD Amount	3,20,000/-
Bid incremental amount	Rs. 10,000/- (Rs. Ten thousand only)
Date and time of e-auction	Date 25.03.2026 Time- 11.00 AM. TO 3.30 PM.
Property ID No.	IDIBLUK548U512

Bidders are advised to visit the website (<https://www.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.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.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.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://www.baanknet.com>.

Place: Lucknow
Date: 09.03.2026

(Authorised Officer)