

ANNEXURE-C

Branch: Firozabad Main

Phone No: 8770021740

NOTICE OF INTENDED SALE

Notice of intended 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 Think Fresh Processors Pvt Ltd, (Borrower & Mortgagor) Address : <u>Gata no. 310m/3 & Gata no. 310m/4, Mauza Mohinipur, Tehsil Shikohabad, Dist. Firozabad-283145</u>	
2) Sri Dinesh Kumar Mudgal, (Director & Guarantor) Address : 975, Indira Nagar, Dehradun - 248003	3) Smt. Anita Gautam (Director & Guarantor) Address: 975, Indira Nagar, Dehradun - 248003
4) Sri Manoj Kumar Jain S/o Sri Mahesh Chandra Jain (Mortgagor & Guarantor) Address : 37/3, Jain Nagar, Firozabad - 283203	5) Mr. Saurabh Jain S/o Sri Pramod Kumar Jain (Mortgagor & Guarantor) Address : 37/1, Near Peepal Wala Mandir, Jain Nagar, Firozabad
6) Mr. Tapan Jain S/o Sri Pramod Kumar Jain (Mortgagor & Guarantor) Address : 37/1, Near Peepal Wala Mandir, Jain Nagar, Firozabad - 283203	7) Shri Praveen Kumar Jain S/o Munshi Lal Jain (Mortgagor & Guarantor) Address : 95/24 A, Near BSNL Tower, Sector-3 Extension, Vibhav Nagar, Firozabad - 283203
8) Mr. Arun Kumar Jain S/o Sri Munshi Lal Jain (Mortgagor & Guarantor) Address : Peeli Kothi, Bye Pass Road, Firozabad - 283203	9) Smt. Mamta Jain W/o Sri Arun kumar Jain, (Mortgagor & Guarantor) Address : Peeli Kothi, Bye Pass Road, Firozabad - 283203
10) Sri Prateek Jain S/o Sri Arun kumar Jain (Mortgagor & Guarantor) Address : Peeli Kothi, Bye Pass Road, Firozabad - 283203	11) Smt. Manju Jain W/o Manoj Kumar Jain, (Mortgagor & Guarantor) Address : 37/3, Jain Nagar, Firozabad - 283203
12) Smt. Parul Jain W/o Praveen Kumar Jain, (Mortgagor & Guarantor) Address : 95/24 A, Near BSNL Tower, Sector-3 Extension, Vibhav Nagar, Firozabad - 283203	13) Mr. Yash Jain S/o Manoj Kumar Jain, (Mortgagor & Guarantor) Address : 37/3, Jain Nagar, Firozabad - 283203
14) Smt. Sushma Jain W/o Sri Pramod Kumar Jain, (Mortgagor & Guarantor) Address : 37/1, Near Peepal Wala Mandir, Jain Nagar, Firozabad - 283203	15) Mr. Pramod Kumar Jain S/o Sri Munshi Lal Jain, (Mortgagor & Guarantor) Address : 37/1, Near Peepal Wala Mandir, Jain Nagar, Firozabad - 283203
16) Mr. Pramod Kumar Jain S/o Lt. Sri Prem Sagar Jain (Mortgagor & Guarantor) Address : 247, Nagla Mirza Chhota, Firozabad - 283203	17) M/s Devanshu Appliances Pvt. Ltd., (Corporate Guarantor) Address : A-33, Suraj Mal Vihar, New Delhi-110092

Sub : Loan account -M/s Think Fresh Processors Pvt Ltd (50204753756, 50382989925 & 50283512264) with Indian Bank (e- Alb), Firozabad Main Branch

M/s Think Fresh Processors Pvt. Ltd availed Term Loan facility from Indian Bank (e-Alb), Firozabad Main Branch through its previous Directors 1. Shri Praveen Kumar Jain S/o Shri Munshi Lal Jain 2. Shri Tapan Jain S/o Shri Pramod Jain the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. Dinesh Kumar Mudgal & Mrs Anita Gautam, present Directors of M/s Think Fresh Processors Pvt Ltd** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 09.01.2023 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 Think Fresh Processors Pvt Ltd** and others as per mentioned above. Above borrower/ guarantors/Director's are liable to the Bank to pay the amount due to the tune of **Rs. 15,67,59,789/- (Rupees Fifteen Crore Sixty Seven Lakh Fifty Nine**

कुते इंडियन बैंक
For INDIAN BANK

आधिकृत अधिकारी / Authorized Officer
मुख्यालय, गुरुगढ़ / Head Office, Gurugram

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Thousand Seven hundred Eighty Nine only) as on 09.01.2023 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 10.01.2023

As M/s Think Fresh Processors Pvt Ltd (Directors Mr Dinesh Mudgal & Mrs Anita Gautam), failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 02.05.2023 (symbolic) 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 of Rs. 237382191/- (Rupees Twenty three crore seventy three lakh eighty two thousand one hundred ninety one only) with further interest, costs, other charges and expenses thereon from 18.02.2026.

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.

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 23.02.2026 to 23.03.2026 between 10.00 am and 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> and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 19.02.2026 to 23.03.2026 between 10.00 am to 4.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 24.03.2026 i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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>) 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.

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 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 IFSC Code
98741041311	IDIB000F520

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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:

Details/ Description of Mortgaged Assets	Reserve Price(In Lakhs)	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
A. A house Property no. 247, Moh. Nagla Mir Chhota (Lane opposite Golden H Firozabad area admeasuring 134. in the name of Shri Pramod Kumar Jain Prem Sagar Jain, S/o Late <u>Boundaries</u> North : House of Liladhar and Rajpal South : Lane East : Lane West : Lane	Rs. 19,60,000.00/-	Rs. 1,96,000.00/-	Auction Date: 25.03.2026 AUCTION Time: 10 AM TO 4 PM PROPERTY ID NO. IDIB503XX25 BY 4	NO encumbrance as per records available
B A property no. 134, Moh, Katra Sun Firozabad, having total area admeasuring 193. in the name of Master Prateek Jain S/o Shri Arun Kumar Jain. <u>Boundaries</u> North : Property of Thakur Bulakidas South : Property of Natthilal etc East : Property of Kishanlal West : Road	Rs. 35,20,000.00/-	Rs. 3,52,000.00/-	Auction Date: 25.03.2026 AUCTION Time: 10 AM TO 4 PM PROPERTY ID NO. IDIB503XX25 BY 3	NO encumbrance as per records available
C. Four Open Plots on Khata No. 141, 70 & 96, Gata/ Khasra No. 26-m, 26/4, Mauza- Village Nagau, (near Vaishno Mata Mandir), NH-2, Tehsil Tundla Dist. Firozabad. First. Plot area admeasuring 2902 sq. mtr. abutting second part in the name of 1. Shri Pramod Kumar Jain S/o Late Shri Munshilal Jain 2. Shri Manoj Kumar Jain S/o Late Shri Mahesh Chand Jain 3. Shri Arun Kumar Jain S/o Late Shri Munshil Lal Jain 4. Shri Prateek Jain S/o Shri Arun Kumar Jain Second Plot area admeasuring 437.74 sq. mtr. in the name of 1. Smt. Sushma Jain W/o Shri Pramod Kumar Jain 2. Shri Yash Jain S/o Shri Manoj Kumar Jain 3. Smt. Mamta Jain W/o Shri Arun Kumar Jain.	Rs. 5,21,10,000/-	Rs. 52,11,000/-	Auction Date: 25.03.2026 AUCTION Time: 10 AM TO 4 PM PROPERTY ID NO. : IDIB503XX25 BY 2	

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Third Plot area admeasuring 1661.16 sq. mtr. abutting second part in the name of 1. Shri Pramod Kumar Jain S/o Late Shri Munshi Lal Jain, 2. Shri Saurav Jain S/o Shri Pramod Kumar Jain 3. Shri Tapan Jain S/o Shri Pramod Kumar Jain 4. Shri Manoj Kumar Jain S/o Late Shri Mahesh Chand Jain 5. Smt. Shashi Prabha Jain W/o Late Shri Maehsh Chand Jain 6. Smt. Manju Jain W/o Shri Manoj Kumar Jain 7. Shri Arun Kumar Jain S/o Late Shri Munshi Lal Jain 8. Smt. Mamta Jain W/o Shri Arun Kumar Jain 9. Shri Prateek Jain S/o Shri Arun Kumar Jain 10. Shri Praveen Kumar Jain S/o Late Shri Munshi Lal Jain 11. Smt. Parul Jain W/o Shri Praveen Kumar Jain. Fourth Plot facing NH-2, area admeasuring 519 sq mtr. in the name of 1. Shri Pramod Kumar Jain S/o Shri Munshi Lal Jain 2. Shri Saurav Jain S/o Shri Pramod Kumar Jain 3. Shri Tapan Jain S/o Shri Pramod Kumar Jain 4. Smt. Manju Jain W/o Shri Manoj Kumar Jain 5. Shri Manoj Kumar Jain S/o Late Shri Mahesh Chand Jain 6. Smt. Shashi Prabha W/o Late Shri Mahesh Chand Jain 7. Smt. Mamta Jain W/o Shri Arun Kumar Jain 8. Shri Arun Kumar Jain S/o Late Shri Munshi Lal Jain 9. Shri Prateek Jain S/o Shri Arun Kumar Jain 10. Shri Praveen Kumar Jain S/o Late Shri Munshi Lal Jain 11. Smt. Parul Jain W/o Shri Praveen Kumar Jain. <u>Total area 5519.90 Sq. Mtr.</u> Boundaries North : NH 2 South : Road & Others Property East : Other's Land West : Other's Land				
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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 help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Firozabad
Date: 17.02.2026


कूटे इंडियन बैंक
For INDIAN BANKS
AUTHORISED OFFICER
 अधिकृत अधिकारी / Authorised Officer
 ग्रामोपकार कार्यालय, जयपुर / Zonal Office, Agra