

## ANNEXURE-C

### NOTICE OF SALE

Branch: Majitha

Notice of sale under Rule 6(2) and 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 Unique Printing And Packaging Industries (Partnership Firm) Gali No.1, Near Mata Sudha Temple, Majitha Road, Amritsar 143001 | 2. Mr. Sudhanshu Kapila S/O Anil Kapila (Partner/Borrower) H No.38 A, Gali No-17, New Pawan Nagar, Batala Road, Amritsar 143001 |
| 3. Mr. Mohinder Singh S/O Sawran Singh Partner/Borrower/Mortgagor/Guarantor) Vill Bal Heir, Amritsar 143101                         |                                                                                                                                 |

Sub: Loan account – M/S Unique Printing and Packaging Industries (OCC A/c-7824726537 and TL A/C-7862144952 with Indian Bank, Majitha Branch – reg.

M/s Unique Printing and Packaging Industries availed MSME (OCC and TL) facility from Indian Bank, Majitha Branch the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Unique Printing and Packaging Industries failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 08.12.2025 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, Guarantor and Mortgagor, 1. M/s Unique Printing And Packaging Industries (Partnership Firm) Gali No.1, Near Mata Sudha Temple, Majitha Road, Amritsar 143001 2. Mr. Sudhanshu Kapila S/O Anil Kapila (Partner/Borrower) H No.38 A, Gali No-17, New Pawan Nagar, Batala Road, Amritsar 143001 3. Mr. Mohinder Singh S/O Sawran Singh Partner/Borrower/Mortgagor/Guarantor) Vill Bal Heir, Amritsar 143101 liable to the Bank to pay the amount due to the tune of ₹ Rs.9880477/- (Rupees Ninety Eight Lakhs Eighty thousand Four Hundred Seventy Seven only) as on 08.12.2025 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 08.12.2025.

As M/s Unique Printing and Packaging Industries failed to make payment despite Demand Notice, the Authorized Officer took Physical possession of the schedule mentioned properties under the Act on 12.02.2026 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 on 25.03.2026.

## ANNEXURE-C

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 20.2.2026 is Rs. **10310414.00 (Rupees One Crore Three Lakhs Ten Thousand Four Hundred Fourteen only)** with further interest, costs, other charges and expenses thereon from **21.02.2026**.

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 first sale is fixed on 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 **16.03.2026 to 23.03.2026** 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 10 minutes 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      |
| A/C No. 6940132194                         | Branch : Amritsar (IB) Branch |
| Name : Earnest Money Deposit , Indian Bank | IFSC:IDIB000A019              |

## ANNEXURE-C

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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|--------------------------------------------------------------------------------------------|-------------------|
| Residential Property measuring 1020 sq yards (73 Feet*125 Feet=9125 sq Ft) situated at Private number 101 min, Plot no 101 min, Khasra no. 27//4(0-16), 27//5(0-11), 19//21(6-16), 22/2/2(4-13), 22//12(7-18), 23//6/1(4-0), 6/2(3-7), 22//2/1(2-18), 19//26(0-12), 23//26(1-16), 22/10/1(6-16), 22//1/1(1-5), 22//1/2(5-15) all min village Bal, Abadi new royal estate, Ajnala road, Tehsil & District Amritsar, Punjab owned by Sh Mohinder Singh S/o Sawarn Singh vide transfer deed number 2023-24/197/1/2475, book no. 1 dated 11.10.2023 registered with office of sub-registrar, Amritsar-3, District Amritsar.<br><br><b>Bounded as per transfer deed:</b><br>North: Street<br>South: Plot no. 101 min<br>East: others plot<br>West: Street | ₹ 1,10,16,000/- | ₹ 11,01,600/- | Date: 25.03.2026<br><br>Time: 10.00 am to 5:00 pm<br><br>Property ID. No. IDIB007862144952 | --                |

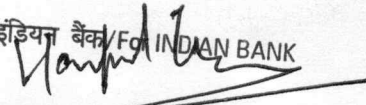
## ANNEXURE-C

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: Amritsar  
Date: 21.02.2026

कृते इंडियन बैंक / For INDIAN BANK  
  
AUTHORISED OFFICER  
प्राधिकृत अधिकारी / Authorized Officer