

Bank faces higher penalty for delayed card closure



CONSUMER PROTECTION
JEHANGIR B GAI

V.V. Venkatesh had a credit card issued by Standard Chartered Bank. He made a payment of ₹15,500 on August 27, 2010 and instructed the bank to close the credit card, which the bank also confirmed.

After seven years, in 2018, the bank suddenly issued a notice claiming outstanding dues on the credit card. After a further lapse of three years, the bank issued another notice on December 25, 2020, demanding ₹33,83,173.12 as the pending amount. It followed this up with telephone calls and reminder notices dated June 15, 2022 and June 18, 2022. Venkatesh replied to all the legal notices, pointing out that the card had been closed after he had cleared all the dues. Yet the bank's recovery agents, Shahfa Finance, kept harassing him with telephone calls demanding payment. Aggrieved, Venkatesh filed a complaint before the Additional District Consumer Commission for Bengaluru against the bank as well as the recovery agent, alleging deficiency in service and unfair trade practice. He stated that the bank had wrongly termed him a defaulter and adversely affected his CIBIL rating, because of which financial institutions rejected his loan applications.

The bank as well as the recovery agent did not even bother to contest the case, so the commission decided it ex parte on the basis of the evidence produced by Venkatesh. The District Commission concluded that the bank had been deficient in service and had also engaged in unfair trade practice.

It awarded ₹1 lakh as compensation along with 10 per cent interest from the date of the order and ₹3,000 as litigation cost.

Venkatesh was not satisfied with the compensation awarded, so he appealed to the Karnataka State Commission. He cited a decision of the Supreme Court in a similar matter in *Canara Bank v. S. Reghukumar & Anr.*, where the apex court had awarded ₹5 lakh as compensation. Similarly, in *Anil Milkhiram Gayel v. Hongkong and Shanghai Banking Corporation Ltd.*, the National Commission had awarded ₹15 lakh as compensation for mental agony and ₹1 lakh as litigation cost. Venkatesh argued for the enhancement of the compensation in conformity with the observations and compensation awarded in these precedents.

The Karnataka State Commission considered the guidelines issued by the Reserve Bank of India relating to the closure of credit cards, which stipulated that once the outstanding dues were cleared, the bank had a duty to complete the closure formalities within seven days, and any delay would result in a penalty of ₹500 per day payable to the cardholder.

The Karnataka State Commission noted that the bank had failed to explain why it had not closed the credit card on August 27, 2010 and why it had issued a demand notice after a lapse of seven years. It indicted Standard Chartered Bank for engaging in unfair trade practices that had affected the customer for about 10 years because of an adverse CIBIL rating.

Accordingly, by its order dated February 12, 2026, delivered by Sri Ravi Shankar for the Bench along with Sumita Channabasappa Bagewadi, the Karnataka State Commission enhanced the compensation to ₹5 lakh. It also awarded ₹1 lakh as advocate's fees and a further ₹50,000 to cover litigation cost.

The writer is a consumer activist

TACKLING IRAN WAR'S IMPACT ON INVESTMENTS, HOUSEHOLD BUDGET

Avoid panic selling, keep SIPs going: Past wars caused transitory selloffs

Households should postpone major discretionary spending to ensure monthly budget can withstand potential higher inflation and EMIs

HIMALI PATEL

Most asset classes have remained fairly resilient amid the ongoing US-Israel versus Iran war. However, Brent crude has risen from \$73.91 per barrel just before the conflict to \$92.35 currently, a nearly 25 per cent increase. If the war persists and crude prices stay elevated, households could face higher inflation. Equity markets could also take a hit.

Crude prices may remain high

Geopolitical conflicts are typically inflationary. "If the conflict persists, oil prices could rise above \$100 per barrel and remain elevated," says Alekh Yadav, head of investment products, Sanctum Wealth.

Higher global crude prices, however, do not translate immediately into higher petrol and diesel prices. "Oil companies sometimes absorb part of the increase for a period," says Feroze Azeez, joint chief executive officer (CEO), Anand Rathi Wealth.

Yadav adds that the government could lower excise duties to prevent the full impact from being passed on to consumers. If crude prices remain elevated for a prolonged period, however, absorbing costs becomes difficult.

Persistently high crude prices could widen the current account deficit and put pressure on the rupee. "A weaker rupee could push up imported inflation through higher fuel and commodity prices," says Arianth Bardia, chief investment officer (CIO) and founder, Valtrust.

Inflationary pressures may rise

Geopolitical conflicts in energy-producing regions have historically triggered inflationary spirals. "Spiking crude oil and natural gas prices create broad-based cost-push inflation because energy is embedded across supply chains," says Nikhil Aggarwal, founder and group CEO, Grip Invest. "Higher crude prices tend to feed into inflation through fuel, transportation, and logistics costs, while also putting pressure on the currency. These factors may gradually raise the cost of living," says



Market impact

The hit taken by frontline indices during the first week of West Asia conflict

Indices	Chg (%)
Nifty 50	-2.9
NIFTY Midcap 100	-2.9
NIFTY Small cap 100	-2.5

Sahil Kapoor, head of wealth products, 360 ONE Wealth.

Cut discretionary spending, travel

Households should moderate large discretionary expenses for the time being. "They should prioritise essential spending," says Azeez. They should maintain an emergency fund covering 6-12 months of expenses. "Households should also review discretionary travel," says Azeez.

Risk of higher EMIs

If inflationary pressures rise, the central bank could hike interest rates. Equated monthly instalments (EMIs) of retail loans, whose rates are linked to benchmark rates, would rise. "Avoid taking on additional leverage until the macro environment stabilises," says Kapoor.

EMIs should not exceed 30-40 per cent of take-home salary. Households should maintain room in their monthly budget to absorb a possible rise in EMIs. Azeez says partial prepayments can help reduce the impact of higher rates.

Equity MFs: Avoid knee-jerk reactions
Experts say geopolitical shocks usually

Some sectoral indices have declined more

Sectoral Indices	Chg %
Nifty PSU Bank	-6.5
Nifty Realty	-4.9
Nifty Bank	-4.5
Nifty Financial Services	-4.4
Nifty Media	-4.3

Silver has declined more than gold

	Chg %
Gold	-0.2
Silver	-2.2

Rupee: Under pressure

	Chg %
Rupee	-0.8

Change calculated between Feb 27 and March 6, 2026. Sources: Bloomberg, IBA, Compiled by BS Research Bureau

create only short-lived volatility. "Past wars or oil crises caused only temporary selloffs. Markets rebounded once earnings recovered," says Jiral Mehta, senior manager - research, FundsIndia. Mehta says that over five to 10 years and beyond, gross domestic product growth and corporate earnings drive returns.

Avoid panic selling if the markets correct. "Indian markets routinely see 10-20 per cent dips, yet they close higher in about 75 per cent of those years," says Mehta.

Rebalance if the current asset allocation has deviated from the original level. Investors should keep systematic investment plans (SIPs) running to accumulate more units at lower prices.

Staying invested allows compounding to continue. "Indian equities have doubled in about six to seven years around 73 per cent of the times and tripled in about 10-11 years around 80 per cent of the times, highlighting the power of multi-year compounding," says Mehta.

Investors should avoid placing large bets on volatile segments, such as small-cap stocks and niche themes. They should also consolidate funds with exposure to

the same stocks or sectors.

Debt mutual funds: Reduce duration

According to Dhawal Dalal, president and CIO - fixed income, Edelweiss Mutual Fund, investors should reduce the duration of their fixed-income portfolios if they expect the Reserve Bank of India (RBI) to raise policy rates (though he expects the crisis to be resolved soon).

"Short-duration, ultra-short duration, money market and floating-rate funds tend to remain relatively insulated when rates are rising or are range-bound at elevated levels. As rates rise, these funds re-price quickly and can deliver better yields over 12-18 months," says Aggarwal.

Dalal says bond funds with an average maturity of two to three years make sense because of their relatively attractive credit spreads.

Hedge with precious metals

Gold and silver typically act as safe-haven assets during geopolitical conflicts. However, avoid excessive exposure. "Rising inflation concerns, mixed economic data and lower rate-cut expectations can weigh on gold prices," says Manav Modi, commodities analyst, Motilal Oswal Financial Services.

According to Harsh Vira, chief financial planner and founder, FinPro Wealth, investors should maintain a strategic allocation of around 10-15 per cent in precious metals for portfolio stability. Modi says the allocation to gold and silver should be 70-75 per cent and 30-35 per cent, respectively.

Manage the rupee impact

A falling rupee is not entirely negative from an investment perspective. "It typically benefits export-oriented sectors and enhances the value of global investments when converted back into rupees," says Bardia. Vira suggests investors take some exposure to global assets and export-oriented sectors.

The writer is a Mumbai-based independent journalist

SUPREME HOUSING FINANCE LTD.
Registered Office- 2nd Floor, 13/29, Block-E, Harsha Bhawan, Middle Circle, Connaught Place New Delhi-110001

"APPENDIX-IV-A" [See proviso to rule 8(6)] Sale Notice for Sale of Immovable Properties
Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Supreme Housing Finance Ltd. (SHFL) (Secured Creditors), the possession of which has been taken by the Authorized Officer of Supreme Housing Finance Ltd. (SHFL), Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 10.04.2026, for recovery of amount as mentioned below, due to the Secured Creditors from following Borrower(s), Guarantor(s) and Corporate Guarantor(s). The reserve price and earnest money to be deposited is mentioned below respectively.

Name of Borrower, Co-Borrower/ Guarantor(s) with addresses	Description & Owner(s) of Properties
1. SABRA WIO MUSTAK, Saad Mohalla Near Jain Mandir Hathin Palwal, Faridabad, Haryana-121103 Mob No: 8816099306. Also At : Khawat No. 98, Khata No. 122, Mu No. 95, Kila No. 12/2(1-5-7), Mu No. 98, Kila No. 1/2(8-13), 2(8-0), Village-hathin, District-palwal, Haryana-121103	All That Piece And Parcel Of A Residential Property Khawat No. 98, Khata No. 122, Mu No. 95, Kila No. 12/2(1-5-7), Mu No. 98, Kila No. 1/2(8-13), 2(8-0), Village-hathin, District-palwal, Haryana-121103
2. Mustak S/o Ramjan, Saad Mohalla Near Jain Mandir Hathin Palwal, Faridabad, Haryana-121103 Mob No: 8816099306. Also At : Khawat No. 98, Khata No. 122, Mu No. 95, Kila No. 12/2(1-5-7), Mu No. 98, Kila No. 1/2(8-13), 2(8-0), Village-hathin, District-palwal, Haryana-121103	All That Piece And Parcel Of A Residential Property Khawat No. 98, Khata No. 122, Mu No. 95, Kila No. 12/2(1-5-7), Mu No. 98, Kila No. 1/2(8-13), 2(8-0), Village-hathin, District-palwal, Haryana-121103

Reserve Price (RP) & EMD Amount 10% of the Reserve Price & Incremental Amount (Rs. 10,000/-)	Recovery Amount as per Demand Notice	Date & Time of On-Site Inspection of Property	Date & Time of E-Auction with unlimited extensions of 5 Minutes each
Rs. 5,50,000/- & Rs. 55,000/-	Rs. 5,50,000/- as on 15-Dec-2025	08.04.2026 From 10.00 AM to 5.00 PM	10.04.2026 From 10.00 AM to 5.00 PM

TERMS AND CONDITIONS OF SALE: 1) Full description of the above property is available with Authorized officer. The properties/documents can be inspected after fixing date and time with the Authorized Officer. 2) The intending bidders should send their bids to Authorized Officer, at the above said Office address of "Secured Creditor", in a sealed cover scribbling as "Bid for auction / sale of property" along with EMD by demand draft drawn in favor of "Supreme Housing Finance Limited", New Delhi, Bank Address - 2ND Floor, Harsha Bhawan, 13/29, E-Block, Middle Circle, Connaught Place, New Delhi 110001, Bank Account No. 00030340068154, IFSC CODE: HDFO0000003 on or before 08.04.2026 up to 5.00 PM. 3) The sealed bids will be opened on 09.04.2026 at 01.30 P.M. and thereafter the eligible bidders may be given an opportunity at the discretion of the Authorized officer to participate in inter se bidding to enhance the offer price. 4) The successful bidder is required to deposit 15% of the bid amount (exclusive of EMD), on the same day by DD / Cheque drawn in favour of "Supreme Housing Finance Limited" payable at New Delhi and the balance amount shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Supreme Housing Finance Limited. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25% of sale price, whatever the case may be shall be forfeited by the "Secured Creditor", if the successful bidder fails to adhere to the terms of sale or commits any default. 5) The successful bidder shall bear all expenses including statutory dues / taxes / bills etc. to Municipal Corporation or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the "Sale Certificate". 6) Bank does not take any responsibility to procure any permission / NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any. 7) The Authorized Officer has absolute right to accept or reject any or all the offers / bids or adjourn / cancel the sale without assigning any reason or modify any terms of sale without any prior notice. 8) The scheduled property will be sold on "as is where is basis" and "without recourse basis" on deposit of the money demanded by the undersigned. 9) To the best of his knowledge and information, the "Secured Creditor" is not aware of any encumbrances on the properties to be sold except of the "Secured Creditor". Interested parties should make their own assessment of the properties to their satisfaction. Secured Creditor does not in any way guarantee or makes any representation with reference to the fitness / title of the aforesaid properties. For any other information, Mr. Ravi Singh Bhati (Mobile No. 9350250219) may be contacted at the above address.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002
Place: FARIDABAD (HARYANA)
Date: 09.03.2026

Sd/-
Authorized Officer
Supreme Housing Finance Ltd.

UJJIVAN SMALL FINANCE BANK
D-7, SECTOR 3, NOIDA (U.P.) - 201301

POSSESSION NOTICE (for immovable property) [Rule 8(1)]

Whereas, the undersigned, being the Authorized Officer of Ujjivan Small Finance Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice to borrower / guarantor on the date mentioned hereunder, calling upon the Borrower(s) / Guarantor(s) to repay the amount mentioned in the respective demand notice within 60 days of the date of the notice.

The Borrower / Co-Borrower / Mortgagee having failed to repay the amount, notice is hereby given to the Borrower / Mortgagee, Co-Borrower / Mortgagee and the public in general that the undersigned has taken **SYMBOLIC POSSESSION** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, on the date mentioned against each account.

The Borrower / Mortgagee's, Co-Borrower / Mortgagee's and Co-Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The Borrower / Mortgagee, Co-Borrower / Mortgagee and Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Ujjivan Small Finance Bank Ltd. for an amount(s), mentioned herein below besides interest and other charges / expenses against each account.

Name of Borrower / Co-Borrower / Mortgagee	Description of the Immovable Property	Date of Demand Notice	Date of Possession	Amount as per demand notice
(1) Sandeep Kumar Rohatgi S/o Phool Singh Rohatgi, R/o 1/36, Teela, Panchkuliyan, Shahganj, Agra, Uttar Pradesh - 282010; Also at: Flat No. KAV003/709 on 7th Floor in KAV003 Tower (Kaveri Tower), Unnati Awas Yojana, Ganpati Smart City, Maaja Babarpur Mustqil, Tehsil & Distt. Agra, Uttar Pradesh, which is bounded as follows:- Boundaries:- East: Flat No. 708 in KAV003 Tower; West: Flat No. 710 in KAV003 Tower; North: Main Entrance & common corridor; South: Open to Sky. The Property belongs to Sandeep Kumar Rohatgi S/o Phool Singh Rohatgi i.e. No. 1 among you & Preeti Daksh D/o Basant Lal i.e. No. 2 among you.	All that piece and parcel of property bearing Flat No. KAV003/709 on 7th Floor in KAV003 Tower, having area measuring 77.57 Sq. Mtr. i.e. 835 Sq. Ft., comprised under Khasha No. 8 to 14, 16 to 26, 42 to 53, 56, 1/5, 1/4 & 6/2, situated at Unnati Awas Yojana, Ganpati Smart City, Maaja Babarpur Mustqil, Tehsil & Distt. Agra, Uttar Pradesh, which is bounded as follows:- Boundaries:- East: Flat No. 708 in KAV003 Tower; West: Flat No. 710 in KAV003 Tower; North: Main Entrance & common corridor; South: Open to Sky. The Property belongs to Sandeep Kumar Rohatgi S/o Phool Singh Rohatgi i.e. No. 1 among you & Preeti Daksh D/o Basant Lal i.e. No. 2 among you.	20.12.2025	06.03.2026	Rs. 15,88,448/- as on 30.11.2025 and interest thereon
(2) Preeti Daksh D/o Basant Lal, R/o 1/36, Teela, Panchkuliyan, Shahganj, Agra, Uttar Pradesh - 282010; Also at: Baipur Ehtsai Agra, Uttar Pradesh - 282007; Also at: Flat No. KAV003/709 on 7th Floor in KAV003 Tower (Kaveri Tower), Unnati Awas Yojana, Ganpati Smart City, Maaja Babarpur Mustqil, Tehsil & Distt. Agra, Uttar Pradesh - 282007; In Loan Account Nos. 2245210130000036 & 2245210150000012.	All that piece and parcel of Residential Property bearing Municipal No. M/77, having area measuring 53.70 Sq. Yards, i.e. 44.90 Sq. meters, situated at Village Madh, Tehsil Pargana & District Saharanpur, Uttar Pradesh, which is bounded as follows:- Boundaries:- East: Land of Mange; West: Passage; North: Plot of Ishak Lal; South: Plot of Pooan. The Property belongs to Monu S/o Suraj Bhan i.e. No. 1 among you.	23.12.2025	06.03.2026	Rs. 4,32,954/- as on 30.11.2025 and interest thereon

Date: 07.03.2026 Place: Agra & Saharanpur (U.P.)

AUTHORISED OFFICER

E-AUCTION SALE NOTICE of Properties: 25-03-2026
Ghaziabad Zone B-32, Sector 62, Noida-201307
Phone: 0120-2404135

APPENDIX- IV-A Under the provisions of Rule 8(6)
E-Auction Sale Notice for Sale of immovable Assets under the Securitization 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 given to the Public in general and in particular to the borrower (s) and Guarantors (s) that the below described immovable properties mortgaged / charged to Bank of India, the constructive/Physical possession of which has been taken by the Authorized Officer of Bank of India, will be sold on "As is what is" and "Whatever there is" basis on 25.03.2026 (Time 10:00 AM to 5:00 PM). The last date for submission of EMD/Documents online is 25.03.2026 (Upto 4:00PM). The Intended buyer shall get their names registered in the portal <https://www.banknet.com/eauction-psb/bidder-registration> and submit EMD online to the Global EMD Wallet.

Short description of the properties to be sold are given below: Amount to be recovered (secured debt) and particulars of possession are also mentioned in the table below.

Sr. No.	Name of the Branch & Name of Account / Borrower	DESCRIPTION & OWNER OF PROPERTY	Outstanding Amount (Secured debt) Date and Type of Possession	Reserve Price		Date and time of e-auction	Name and Mobile No. of Authorized officer / BM to whom bidder may contact
				EMD Bid Increase Amount	EMD		
1	Bank of India - Sikandrabad Branch Account - I) M/S Dildar Sanitary Store Prop. Mohd Saad S/O Jamil Ahmad (borrower) Legal Heir of Late Guarantor Jamil Ahmad S/O Dildar Ahmad II) Mohd Samad S/O Jamil Ahmad III) Nazran W/O Jamil Ahmad	All part and parcel of freehold residential property situated at H.no.168, Qaziwara, Karkhane wali Gali, Pargana-Tehsil & Distt. Sikandrabad UP measuring 50.53sq.mtr in the name of Late Jamil Ahmad S/O Dildar Ahmad. Boundary - North- House of Mohd Aft. South- House of Alah Razi, East- Jama Masjid, West- Gali 7wide	Rs.19,37,637.83+ Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 18.63 Lakh ₹ 1.87 Lakh ₹ 0.19 Lakh	25.03.2026 10 a.m to 5 p.m	Rajesh Kumar Singh 8368040874	
2	Bank of India - Bulandshahr Branch I) Mr.Haroon Ibrahim S/O Akhlaq Ibrahim II) Mr. Naseem Ibrahim W/O Haroon Ibrahim III) Mr.Shamim Alam	All part and parcel of residential building situated at House no.828, Mohalla-Kothiyah, City- Bulandshahr, Tehsil & Distt- Bulandshahr, UP- 203001 measuring 125.42sq. mtrs. In the name of Mr. Naseem Ibrahim W/O Haroon Ibrahim. Boundary - North- House of Roop Chand, South- Rasta gali 6ft wide. East- Rasta gali 8ft wide. West- Plot Nansak Chand and Kalia	Rs.17,99,229.41+ Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 41.36 Lakh ₹ 4.14 Lakh ₹ 0.42 Lakh	25.03.2026 10 a.m to 5 p.m	Rajesh Kumar Singh	
3	Bank of India - Bulandshahr Branch I) Mr. Jugendra Singh S/O Mahendra Singh II) Mrs. Asha W/O Jugendra Singh	All part and parcel of residential building situated at H.no.4611, ward no.82, Village- Akbarpur, Subhila Vihar-1, Tehsil & Distt- Bulandshahr UP-203001 measuring 105.00sq. mtrs in the name of Mr. Jugendra Singh S/O Mahendra Singh. Boundary - North- Plot of Mukar, South- House of Mahendra Singh, East- House of Mr. Bheem Singh, West- Road	Rs.7,12,543.32+ Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 39.44 Lakh ₹ 3.95 Lakh ₹ 0.40 Lakh	25.03.2026 10 a.m to 5 p.m	Rajesh Kumar Singh	
4	Bank of India - Balugrah Branch I) Nafis S/O Habib II) Mr.Naushad S/O Mr.Asoob	All the Part and Parcel of the Residential Building Situated at -Plot No. 24 & Part of Plot No.-23, Part of Khasha No.-566 M1, Gali No.-5, Mohalla-Trikolipat, Bulandshahr Road, Hapur UP-245101 measuring 54.35 Sqr. Mtrs. In the name of Mr. Nafis S/O Mr. Habib. Boundary - North-Land of Others, South-Rasta 12'0" Wide, East - Rest Part of Plot No-23, West- Rest Part Of Composite Plot	Rs.10,00,189.52+ Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 10.61 Lakh ₹ 1.07 Lakh ₹ 0.11 Lakh	25.03.2026 10 a.m to 5 p.m	Vinayak	
5	Bank of India - Wazirabad Road Branch Account - I) M/s Kaku Bhai Prop. Mrs. Shabana Azmi II) Mr. Jufkar Ali S/O Hajji Dost Mohd	All part and parcel of the Residential property situated at F-766, Sector-3, Vaishali, Ghaziabad UP measuring 31.94 sq.mtr in the name of Mr. Jufkar Ali S/O Hajji Dost Mohammad. (mortgagor). Bounded by: North -Plot no. 766, South -Plot no. 787, East -Plot no. 735, West -40ft wide road.	Rs.26,85,297.34 + Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 60.80 Lakh ₹ 6.08 Lakh ₹ 0.61 Lakh	25.03.2026 10 a.m to 5 p.m	Dharmesh Vij 7842733944	
6	Bank of India - Meerut Bypass Road Branch I) Mr. Sunchit Sharma S/O Sunil Sharma II) Ms. Anukriti Sharma D/O Sunil Sharma	All part and parcel of the Residential property situated at EWS Flat no. A-165, Ground Floor, Block-A, Shradhapuri Phase-I, Meerut UP-205001 measuring 32.66sq.mtr in the name of Mr. Sunchit Sharma S/O Sunil Sharma. Boundary-North-H no. A-100, South-H no. A-108, East- H no. A-106, West-Rasta	Rs. 7,97,375.28+ Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 9.21 Lakh ₹ 0.92 Lakh ₹ 0.10 Lakh	25.03.2026 10 a.m to 5 p.m	Sharan Tyagi	
7	Bank of India-Sanjay Vihar Branch I) Khushi Mohammad S/O Fakrudin II) Nafees Ali S/O Fakrudin	All part & parcel of residential property situated at 415th part of Khasha no.496m1, VII- Chamri, Inside Delhi Road, Opp. Pawan Telecom, Hapur UP measuring 80.06 sq.yards(66.912sq.mtr) in the name of Mr. Khushi Mohammad S/O Islamuddin, boundary-North- Tabab ki bhumi, South-Rasta 15 wide road, East-House of Haneel, West-House Yusuf	Rs. 11,44,545.78+ Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 22.61 Lakh ₹ 2.27 Lakh ₹ 0.23 Lakh	25.03.2026 10 a.m to 5 p.m	Richa Singh	

TERMS AND CONDITIONS
1. Auction sale bidding would be only through "Online Bidding process" through the website <https://www.banknet.com/eauction-psb/bidder-registration>
2. Date and time of E-auction is 25.03.2026 (10:00 AM to 05:00 PM with Auto-Extensions of 10 minutes each). The last date for submission of EMD is 25.03.2026 (Upto 4:00PM).
3. Auction would commence on the Reserve Price plus first incremental value as mentioned in bank's website. Bidders shall improve their offers in multiples/incremental value mentioned in the above table for all the properties simultaneously. The properties shall not be sold below the Reserve Price plus first incremental value.
4. The intending bidders shall get their names registered on the portal <https://www.banknet.com/eauction-psb/bidder-registration> and submit EMD online to the Global EMD Wallet and thereupon they would be allowed to participate in the online auction through the said portal. Buyers shall submit their KYC documents, phone number and email id to the website.
5. The property shall be sold with all existing or future encumbrances (if any). The authorized Officer shall not be responsible for any third party rights / claims or dues on the properties.
6. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. The intending bidders should make their own independent inquiries regarding encumbrances/ title of properties, statutory liability / tax liability / arrears of property tax etc. The Properties can be viewed by login to the website <https://banknet.com>. For Physical Inspection of the property Authorized Officer can be contacted during working hours.
7. The successful bidder / purchaser would bear all taxes including TDS @ 1% of sale price payable on purchase of property (if sale price is Rs.50 lakhs/- & above) and the taxes payable to service provider for conducting online sale. Also the fees payable for execution of sale certificate such as stamp duty, registration fee, etc. shall be borne by the successful bidder.
8. Unsuccessful bidder shall take up with **BAANKNET** on their own for refund of EMD. Authorized Officers shall not be responsible for refund of EMD.
9. The authorized Officers/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there of.
10. The Sale certificate will be issued in the name of purchasers / applicants only and will not be issued in any other names.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The Earnest money Deposit shall not bear any interest. The Successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately before the end of next working days on acceptance of Bid price by the authorized officer & the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim/right in respect of property / amount.
The intending bidders who wants to get registered with the website and to submit the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the customer care at 8291222220 or support.banknet@pebailance.com and for any property related query may contact Authorized Officers at their respective phone numbers OR at Ghaziabad Zonal Office in 0120-2404135. Sale will be done by the Authorized Officers through e-auction platform provided in the website <https://www.banknet.com/eauction-psb/bidder-registration>
Note: All interested bidders may inspect the property and its related documents/visit the site after contacting the AO/Branch from 18.03.2026 to 20.03.2026 during working hours only and no request for site visit shall be entertained thereafter or prior to the date mentioned.
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.bankofindia.co.in>

Date: 06.03.2026, Place, Ghaziabad

Authorised Officer, Bank of India