

APPENDIX- IV-A" [See proviso to rule 8 (6)]

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 properties mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of **Indian Bank, SAM Ludhiana branch**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.05.2026**, for recovery of **Rs. 5,36,08,316/- (Rupees Five Crores, Thirty Six Lacs, Eight Thousand, Three Hundred and Sixteen only)** as on **31.03.2026** (inclusive of interest up to **30.03.2026**) with further interest, costs, other charges and expenses thereon due to the **Indian Bank, SAM Branch, Ludhiana**, Secured Creditor from

1.	M/s. Guru Kripa Fastners (through proprietor: Sh. Sunil Jain s/o Sh. Jai Paul Jain) Address : 3551/2, Street No. 7, New Janta Nagar, Ludhiana. Email : gurukripafasteners1991@gmail.com
2.	Sh. Sunil Jain s/o Sh. Jai Paul Jain Address 1 : 3551/2, Street No. 7, New Janta Nagar, Ludhiana. Address 2 : Guru Kripa Niwas, House No. 1027, Street No. 4, Bhai Himmat Singh Nagar, Ludhiana.
3.	Smt. Manju Jain w/o Sh. Sunil Jain Address 1 : Guru Kripa Niwas, House No. 1027, Street No. 4, Bhai Himmat Singh Nagar, Ludhiana.
4.	Sh. Parvesh Jain s/o Sh. Jai Paul Jain Address 1 : Guru Kripa Niwas, House No. 1024, Street No. 4, Bhai Himmat Singh Nagar, Ludhiana.
5.	Smt. Indu Jain w/o Sh. Parvesh Jain Address 1 : Guru Kripa Niwas, House No. 1024, Street No. 4, Bhai Himmat Singh Nagar, Ludhiana.

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

Details/Description of Mortgaged Assets	Property Details: Residential property total measuring .800 Sq. Yards; comprised out of House No. 1024 and House No. 1027, situated at Street No. 4, Block – A, Bhai Himmat Singh Nagar, Ludhiana; being part of Khewat no. 235/234, khatoni no. 248, khasra no. 321 (Jamabandi 2015-16) Village Dugri, Ludhiana standing in the name of Smt. Manju Jain and Smt. Indu Jain, as detailed below: a. Property measuring 250 Sq. Yds. covered by equitable mortgage of Deed No. 10988 dated 12.08.1997, SRO Ludhiana; executed by Harjeet Singh Kaur (through POA holder Sh. Kartar Singh) in favour of Smt. Indu Jain.
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	b. Property measuring 150 sq. (1/2 Share of 300 Sq. Yds.), covered by Equitable Mortgage of Transfer Deed No. 14146 dated 15.03.2017, SRO Ludhiana West; executed by Sh. Sunil Jain in favour of Smt. Manju Jain; c. Property measuring 250 Sq. Yds., covered by Equitable mortgage of Transfer Deed No. 14147 dated 15.03.2017, SRO Ludhiana West executed by Sh. Sunil Jain in favour of Smt. Manju Jain. d. Property measuring 150 sq. yds (1/2 Share of 300 Sq. Yds. i.e. 150 Sq. Yds.) covered by Equitable Mortgage of Transfer Deed No. 14148 dated 15.03.2017, SRO Ludhiana West executed by Sh. Parvesh Jain in favour of Smt. Indu Jain.
Encumbrances on property if any	Not known to bank
Reserve Price	Rs. 175.00 lacs (Rupees One Crore, Seventy Five Lacs Only)
EMD Amount	Rs. 17.50 lacs (Rupees Seventeen Lacs, Fifty Thousand Only)
Bid Incremental Value	Rs. 25,000/- (Rupees Twenty Thousand Only)
Inspection Time	06.05.2026 From 02:00 PM to 04:00 PM
Date, Time for e-auction at the platform of e-auction Service Provider (For all lots) https://baanknet.com	12.05.2026 (Tuesday), From 10:00:00 Hrs to 17:00:00 Hrs
Property ID No.	IDIBGURUKIRPA001

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 **11.05.2026 (Monday)** preferably 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.

TERMS AND CONDITIONS

1. 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 e-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.
2. 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 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
50477835593 - Authorised Officer	SAM Ludhiana, Indian Bank IDIB000S818



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.

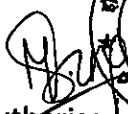
3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All the charges such as loading, transportation, taxes incidental to transaction etc. shall be borne by the buyer. The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fees etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody, all Taxes including GST, Sales Tax, Vat & any tax liability whatever in Nature on account of buyer.
6. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
7. 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.
8. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
9. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.
10. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.bank.in and (2) <https://baanknet.com>
11. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on e-Auction and User Manual on operational part of e-Auction related to this e-Auction from BAANKNET (<https://baanknet.com>).
12. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.



13. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
14. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
15. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
16. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
17. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
18. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
19. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Branch Ludhiana. For obtaining details of pending litigations in the matter, the intending bidders may contact Indian Bank, SAM Branch Ludhiana, situated at Industrial Area-A, Cheema Chowk, Ludhiana.
20. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Ludhiana.

Date: 31.03.2026


(Authorized Officer)

