

Branch: - Chittorgarh Main

Date: - 27.04.2026

NOTICE OF 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. Mr. Kamal Kumar Keer S/o Shanti Lal Keer (Borrower and Mortgagor),

Address

(a) Part of Araj No. 1873/1028, Plot NO. 2, Limra Residency, Gram Semalpura, Tehsil and District Chittorgarh-312001, Rajasthan

(b) Near Sawariya Hospital, First Gali, Sabzi Mandi Chittorgarh-312001, Rajasthan

(c) Sonagaro Ki Khedi, post-Bassi, Ghosundi, Chittorgarh - 312022, Rajasthan

2. Mr. Dinesh Berwa S/o Sh. Ram Lal Bera (Guarantor)

Address:- 7, Vijay Colony, Railway Station Chittorgarh-312001, Rajasthan

Sub: Your loan account/s 6545763301 with Indian Bank Chittorgarh Branch – Reg.

Mr. Kamal Kumar Keer S/o Shanti Lal Keer has availed Home Loan facility from Indian Bank, Chittorgarh Main Branch and the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Property". Kamal Kumar Keer S/o Sh. Shanti Lal Keer failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 15.01.2026 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 Mr. Kamal Kumar Keer S/o Sh. Shanti Lal Keer (Borrower and Mortgagor) and Mr. Dinesh Berwa S/o Sh. Ram Lal Bera (Guarantor) liable to the Bank to pay the amount due to the tune of ₹ 8,77,411/- (Rupees Eight Lacs Seventy-Seven Thousand Four Hundred and Eleven Only) as on 13.01.2026 plus further Interest along with charges and expenses thereon from 14.01.2026. You failed to make payment despite Demand Notice dated 15.01.2026

As Mr. Kamal Kumar Keer S/o Sh. Shanti Lal Keer (Borrower and Mortgagor) and Mr. Dinesh Berwa S/o Sh. Ram Lal Bera (Guarantor) failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 15.04.2026 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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 8(6)** read with **Rule 9(1)** 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 **13.01.2026** is **₹ 8,77,411/- (Rupees Eight Lacs Seventy-Seven Thousand Four Hundred and Eleven Only)** plus further Interest along with charges and expenses thereon from **14.01.2026**.

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 29.05.2026 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 **27.04.2026 to 28.05.2026** 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 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 **28.05.2026** 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://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 therefore.

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
A/c No. : 6956591989	Branch Name : Bhilwara Branch
A/c Name: Authorized Officer Indian Bank	IFS Code : IDIB000B084

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
All part and Parcel of land and Building on plot of land situated at Part of Arajji No. 1873/1028, Plot No. 2, Limra Residency, Gram Semalpura, Tehsil and District Chittorgarh-312001, Rajasthan Admeasuring 1010.00 Sq Ft In the name of Sh. Kamal Kumar Keer S/o Sh. Shanti Lal Keer Bounded as under: East: Plot No. 3 West: Plot NO. 1 North: Agri Land South: Road 30' Wide	₹ 15,65,000/-	₹ 1,56,500/- <u>Last Date and Time of EMD :</u> 28.05.2026 Till 5:00 PM	29.05.2026 from 10:00 AM to 6:00 PM (with unlimited extension of 10 minutes' duration each till the conclusion of the sale) <u>Property ID No. :</u> IDIB3250862013	Nil to the knowledge of Authorised Officer

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>.

वृत्ते: इंडियन बैंक/ For: INDIAN BANK

प्राधिकृत अधिकारी

Place: Udaipur
Date: 27.04.2026

AUTHORISED OFFICER