



Notice of sale-e auction

Indian Bank

(A Govt. of India Undertaking)

Head Office, PB No.5555, 254-260, Avvai Shanmugam Salai, Royapettah, Chennai-600014, Tamil Nadu

Branch: Arera Colony Bhopal

Zonal Office: Bhopal (M.P.)

NOTICE OF SALE

Sale of Immovable property/ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002)

Dated: 23.04.2026

Auction No. IDIB/4197/E-AUCTION/2025-26/3

Whereas, the **Authorized Officer** of Indian Bank (e-Allahabad Bank) had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of **The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** in the following loan account with right to sell the same on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS"** for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. **The Sale will be done by the undersigned through e-auction platform provided on 15th Day of May 2026, Friday, at 11:00 AM up-till 2:30 PM on website <https://www.indianbank.in>**

Name of Account/ Borrower Proprietor/Partner/Director & Guarantors With father's /husband's name. Name of Branch of the Bank presently where account of the borrower if maintained	Description of the Charged assets put under e-auction	@Secured creditor's Outstanding Dues	EMD & Reserve Price below which assets put under e- auction will not be sold	Details of the encumbrance known to the secured creditor	Any other thing which the authorized officer consider it material for a purchaser to know in order to judge the nature & the value of the property Charged assets put under e- auction
(A) Name of the Borrower Account with address & PIN Code	(A) Name of Title Deed Holder	(A) Outstanding Dues of the Bank	(A) Reserve Price (Rs in lacs)	(A) Outstanding Dues of Local Self Govt., (if any known to the Bank)	
(B) Name of the Borrower Proprietor/Partner/Director. With father's/husband's name	(B) Address with PIN Code of the assets put under e- auction	(B) Above is inclusive of interest & other charges calculated up to (date) @	(B) EMD Amount (Rs in lacs)	(A1) Property Tax- Rs..... as on	
(C) Name of Guarantor With father's/husband's name/ Corporate guarantors with addresses with PIN Code	(C) Description, measurable area & Boundaries with nearest land mark of Security Charged to the bank & put under e-auction	(C) Date of Demand Notice-13(2) under SARFAESI Act	(C) Incremental Bid Amount (Rs in lacs)	(A2) Electricity Bills- Rs..... as on (A3) Water Sewerage Tax/Charges- Rs..... as on	



(Handwritten signature)

(D) Name of the Branch of the Bank where account of the borrower is presently maintained		(D) Date of taking Possession 13(4) under SARFAESI Act		(B) Other than dues of Local Self Gov any other encumbrance known to bank	
(A) M/s S.S Point Prop Mr. Prattyush Indurakhya <u>Address:</u> 1=2, Sarthak Homes, Swarnakunj, Katara Hills, Bhopal-462043 - B-101, Horizon Oasis, Near Nariman Point, Indore-452010 316, Dixitpura, Jabalpur-482001	(A) Mr. Prattyush Indurakhya S/O Late Laxman Prasad Indurakhya	(A) Rs. 94,03,475/- + Interest & Charges till the date of Realisation.	(A)Rs 65,00,000/-	(A1) Not Known	
(B) Mr. Pratyush Indurakhya S/O Late Laxman Prasad Indurakhya	(B) Khasra No. 312, Besides Shradha Saburi Apartment, P.H No 28,RNM-04, Vikas Khand Phanda, Village Nayapura, Tehsil Huzur, Distt Bhopal-462042	(B) Date- 16.10.2021	(B) Rs 6,50,000/-	(A2) Not Known	
(C) Mr. Pratyush Indurakhya S/O Late Laxman Prasad Indurakhya <u>Address:</u> 1-2, Sarthak Homes, Swarnakunj, Katara Hills, Bhopal-462043 - B-101, Horizon Oasis, Near Nariman Point, Indore-452010 316, Dixitpura, Jabalpur-482001	(C) All part and parcel of land at Khasra No. 312, Besides Shradha Saburi Apartment, P.H No 28,RNM-04, Vikas Khand Phanda, Village Nayapura, Tehsil Huzur, Distt Bhopal-462042 Area : 0.10 Hectare Boundaries : East – Other's land West – Other's land North – Proposed Road South – Other's land	(C) 16.10.2021	(C) Rs 50,000/-	(A3) Not Known	
(D)Arera Colony,Bhopal		(D) 06.01.2022		(B) Not Known	

Date & time of submission of Process Compliance form & EMD: 14.05.2026 up to 4:00 P.M. at Indian Bank, Arera Colony, Bhopal (M.P.) Branch, Address E-2/60, Arera Colony Bhopal (M.P.)

Date & time of e-auction: 15.05.2026, from 11:00 A.M. To 2:30 P.M at the platform of <https://www.mstcecommerce.com> (platform of Service Provider)

<https://www.indianbank.in>



Terms And Conditions

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid through Banker's Cheque/Demand Draft issued by a Scheduled Commercial Bank drawn in favour of **"The Authorised Officer, Indian Bank"** payable at Bhopal / OR to be remitted through RTGS/NEFT (IFSC IDIB000B796) for credit of account number 98741041978 of The Authorized Officer, Indian Bank A/c. Payment of EMD by any other mode such as Cheques/Cash will not be accepted. Bidders, not depositing the required EMD, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
2. For taking part in e-auction Application/Process Compliance Form and other KYC documents along with Draft / Banker's Cheque/details of above mentioned RTGS/NEFT remittance pertaining to EMD are required to be deposited in a closed cover with Authorized Officer within above mentioned schedule. **The envelope should be super-scribed "Application for taking part in e Auction A/c "M/s S.S Point Prop. Mr. Pratyush Indurakhya."**
3. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount 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 issued by a Scheduled Commercial Bank drawn in favour of **"The Authorized Officer, Indian Bank, A/c "M/s S.S Point Prop. Mr. Pratyush Indurakhya"** Payable at Bhopal (M.P.) / OR to be remitted through RTGS/NEFT (IFSC IDIB000B796) for credit of account number 98741041978 of The Authorized Officer, Indian Bank. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited by 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.
4. 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 made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
5. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
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 therefore.
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.
9. Platform (<https://www.indianbank.in>) for e-Auction will be provided by our e Auction service provider **M/s MSTC LTD. Address: 1st Floor, Tilhan Sangh Bhawan, 1 Arera Hills, MPOILFED Building, Bhopal-462004 Contact No. (0755) 2552241/ (0755)2570664, E-mail: mstcbhopal@mstcindia.co.in, helpdesk@mstcindia.co.in**. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide demonstration/ training on e-Auction, if required, to the bidders who have deposited EMD with the Authorized Officer.
10. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
<https://www.indianbank.in> (2) <https://www.tenders.gov.in> (3) **Webpage portal of our authorised e-auction service provider (<https://www.mstcecommerce.com>)**
11. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction & Process Compliance Form related to this e-Auction from above mentioned web sites/web site of service provider.
12. For the purpose of participation in e-auction, the bidder must have a valid Digital Signature Certificate (DSC-Class II & above) .Any intending bidder, presently not having DSC may procure it from any Licensed Certifying Authority authorized under Section 24 of the Indian I.T. Act 2000 (CA) .
13. Interested bidders may first login on above mentioned e-auction portal of the Service Provider & on line register as one of the participants for e-Auction, download Process Compliance Form (PCF) & after filling it(PCF) properly may submit the same along with EMD with the Authorised Officer as specified above **OR** intending Bidder may first directly approach the Authorized Officer, obtain blank PCF and fill it properly and submit it along with EMD with the Authorized Officer as specified above and then visit /log in on above mentioned e-auction portal of the Service Provider for on line registration as one of the participants for e-Auction.
14. Process Compliance Form should be properly filled in & signed by the authorized person of the bidder only. It must contain i) Name ii) Address iii) valid e-mail id and Mobile No., Contact No. (registered / to be registered with above referred e-Auction Website)
15. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs 50,000/- to the last higher bid of the bidders. 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
16. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
17. 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 **M/s MSTC LTD. Address: 1st Floor, Tilhan Sangh Bhawan, 1 Arera Hills, MPOILFED Building, Bhopal-462004 Contact No. (0755) 2552241/ (0755)2570664, E-mail: mstcbhopal@mstcindia.co.in, helpdesk@mstcindia.co.in**
18. 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)
19. For verification about the title document, property & inspection thereof, the intending bidders may contact **Indian Bank, Arera Colony, Bhopal** during office hours between 02.05.2026 to 15.05.2026.



20. To the best of knowledge and information of the Authorised 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 of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any)
21. For the benefit of the intending bidders, the Bank has set up a Facilitation Centre at the following address. The prospective bidders may avail the assistance of the Facilitation Centre to understand the process of e-auction, if required.

Address of Facilitation Centre:

Indian Bank erstwhile Allahabad Bank

E-2/60, Arera Colony Bhopal (M.P.)

Contact Person: Mr. Ankur Singh

Phone/Mobile number: 7415887874



Ankur

AUTHORISED OFFICER
INDIAN BANK.

Place : Bhopal (M.P.)

Date: 23.04.2026

(This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and other details)