

विभव खंड शाखा डिवाइन होस्पिटल के सामने गोमती नगर, लखनऊ -226010	इंडियन बैंक  Indian Bank इलाहाबाद ALLAHABAD	Vibhav Khand Branch IN FRONT OF DIVINE HOSPITAL, GOMTI NAGAR, LUCKNOW - 226010
E-mail : vibhavkhand@indianbank.co.in		Website: www.indianbank.in

NOTICE OF SALE

Branch: Vibhav Khand

Notice of sale under Rule 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

SN	To, Name	Address
1	M/s Khas Foods & Services (Partner- Mr.Kamlesh Singh &Mr.Himanshu Kumar Dhanuk	15 th Floor, Unit No 1505 to 1508, Summit Building, Vibhuti Khand, Lucknow (Partner- Mr.Kamlesh Singh &Mr.Himanshu Kumar Dhanuk
2	Mr. Himanshu Kr Dhanuk s/o Ishwar Lal (Borrower – Mortgagor)	2/151 ViramKhand, Gomti Nagar, Lucknow 226010
3	Mr. Kamlesh Singh S/O Yogendra Singh (Borrower- Guarantor)	D1/234, Vjayantv Khand, Gomti Nagar, Lucknow 226010

Account Details:		Limit
SI No	Nature of facility	
1	Term Loan 50511046454	2,20,00,000
2	Term Loan 7164777762	66,00,000

M/s Khas Foods & Services (Partner- Mr.Kamlesh Singh & Mr.Himanshu Kumar Dhanuk availed a Term Loan facility from Indian Bank (erstwhile Allahabad Bank), Vibhav Khand Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Khas Foods & Services (Partner- Mr.Kamlesh Singh & Mr.Himanshu Kumar Dhanuk failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 15.12.2025 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 M/s Khas Foods & Services liable to the Bank to pay the amount due to the tune of **Rs 1,56,20,038.71 (Rupees One crore fifty six lakhs twenty thousand thirty eight rupees and seventy one paise only)** as on 15.12.2025 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 15.12.2025.

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As **M/s Khas Foods & Services** failed to make payment despite Demand Notice, the Authorized Officer took **Symbolic possession** of the schedule mentioned properties under the Act on 09.03.2026 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.

As per Rule 8(6) of the Security Interest (Enforcement) Rules 2002, 30 days' notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 04.05.2026 is **Rs 1,27,70,530.00 (Rupees One crore twenty seven lacs seventy thousand five hundred thirty only)** with further interest, costs, other charges and expenses thereon from 05.05.2026

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 24/06/2026 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 **11/05/2026 to 20/06/2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://www.baanknet.com> (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **11/05/2026 to 20/06/2026.**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 23/06/2026 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://www.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.

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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
6127853725 – E- AUCTION EMD ACCOUNT	AHAZRATGANJ BRANCH- IDIB000H561

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, as is what is and Whatever there is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.**

This Notice is without prejudice to any other remedy available to the Secured Creditor


कृते इंडियन बैंक
For Indian Bank

प्राधिकृत अधिकारी / Authorised Officer

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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 that part and parcel of the property consisting of Plot No 8b/4 measuring 680 sq meter, situated at Sector-8 B, Vrindavan Scheme No-2, Lucknow owned by MHimanshu Kr Dhanuk within the registration Sub-District & District Lucknow Area: 680 sqmtr (7316 Sq Ft), belongs to Mr.Himanshu Kr Dhanuk s/o Ishwar Lal On the North by: 24 Mtr Wide Road On the South by: Open Plot No 8b/21 &22 On The East by: House No 8B/5 On The West by: Building 8 B/3	Rs. 281.00 Lakhs	Rs. 28.10 lakhs	24.06.2025 Time 11.00 am to 03:30 pm IDIBLUK0405L561	NO

Bidders are advised to visit the website (<https://www.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.ebkay@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://www.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://www.baanknet.com>.


कृते इंडियन बैंक
For Indian Bank

 प्राधिकृत अधिकारी / Authorised Officer

Place: Lucknow
Date: 04.05.2026

AUTHORISED OFFICER