

Branch: Baghi
ANNEXURE-C

ANNEXURE VIII

NOTICE OF SALE

Notice of 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,

M/S New Maa Bhawani Traders (proprietorship firm, Prop. Mr. Manoranjan Singh) At – Karpurigram Near Railway station Samastipur-848129	Mr. Manoranjan Singh (Borrower cum Mortgagor) S/o Maheshwar Singh At – Ward No-05, Pitaunjia Karpurigram Samastipur-848129
Mr. Maheshwar Singh S/o late Dhoray Singh (Gaurantor cum Mortgagor) At – Ward No-05, Pitaunjia Karpurigram Samastipur-848129	Mr. Kanchan Kumar Singh (Gaurantor cum Mortgagor) At – Ward No-05, Pitaunjia Karpurigram Samastipur-848129

Sub: Loan account – M/S New Maa Bhawani Traders Prop. Mr. Manoranjan Singh with Indian Bank (Erstwhile. Allahabad Bank), Baghi Branch, Bihar

M/S New Maa Bhawani Traders Prop. Mr. Manoranjan Singh availed Term Loan facility from Indian Bank, (Er. Allahabad Bank) Baghi Branch the repayment of which are secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/S New Maa Bhawani Traders Prop. Mr. Manoranjan Singh failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 18.12.2025 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 (s) M/S New Maa Bhawani Traders Prop. Mr. Manoranjan Singh and its Guarantors are liable to the Bank to pay the amount due to the tune of **Rs. 2,03,02,955.00 (Rupees Two Crore Three Lakh Two Thousand Nine Hundred Fifty Five Only) as on 18.12.2025** ith further interest, costs, other charges and expenses thereon from 18.12.2025 till realization of bank's dues. Both failed to make full payment despite Demand Notice dated **18.12.2025**.

As M/S New Maa Bhawani Traders Prop. Mr. Manoranjan Singh failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 10.03.2026 after complying with all legal formalities.

For
INDIAN BANK
(e Allahabad Bank)

Authorised Officer

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 6 (2) and 8(6) 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 **12.05.2026 Rs.2,18,75,467/- (Rupees Two Crore Eighteen Lac Seventy Five Thousand Four Hundred Sixty Seven Only)** with further interest, costs, other charges and expenses thereon from 12.05.2026.

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 **13.05.2026 to 23.06.2026** between **10.00 am to 04.00 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 **23.06.2026** i.e the e-Auction Date and before the e-Auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned in schedule 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 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 IFSC Code
98741028583, ROUTING ACCOUNT	BAGHI, IDIB000B185

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 *(this portion may be retained if it is a non-suit filed account)*

***This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. *(this portion may be retained if it is a suit filed account)*

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets:


Authorized Officer



All that Part and Parcel of the property in the name of Sri Maheshwar Choudhary @ Maheshwar Singh, Sri Manoranjan Kumar Chaudhary @ Manoranjan Singh & Kanchan Kumar Singh

Deed No	Mauza	Khata No	Khesra No	Area	North	South	East	West
13742 dated 12.09.1973 in the name of Maheshwar Choudhary @ Maheshwar Singh	Karpurigram Thana No-144	454	958(O),969 (O), 2798 (N)	26.17 Decimal	Ramswarup Chaudhary	Ram Pukar Jha & Others	Ramswarup Chaudhary & Narendra Narayan Singh	Bramha Sthan & Ram swarup Chaudhary
		479	964(O), 965 (O),2799 (N)		Ramswarup Chaudhary	Mokir Aleh	Ramswarup Chaudhary & Narendra Narayan Singh & Nunnu Prasad Chaudhary	Mokir Aleh
13743 dated 12.09.1973 in the name of Maheshwar Chaudhary @ Maheshwar Singh	Karpurigram Thana No-144	454	958(O),969(O)/ 2798 (N)	26.17 Decimal	Ramswarup Chaudhary	Ram Pukar Jha & Others	Ramswarup Chaudhary & Narendra Narayan Singh	Bramha Sthan & Ram swarup Chaudhary
		479	964(O),965(O)/ 2799 (N)		Ramswarup Chaudhary	Mokir Aleh	Ramswarup Chaudhary & Narendra Narayan Singh & Nunnu Prasad Chaudhary	Mokir Aleh
18468 dated 12.12.2018 in the name of Maheshwar Chaudhary @ Maheshwar Singh	Karpurigram Thana No-144	14(O)/4 38 (N)	959 (O)/2800 (N)	5.333 Decimal	Purchaser	Purchaser	Heirs of upendra Narayan Singh	Dilip Kumar Singh
13052 dated 16.12.1980 in the name of Manoranjan Kumar Chaudhary@Manoranjan Singh	Karpurigram Thana No-144	63(O)/3 45 (N)	960(O),961 (O)/2802 (N)	2.66 Decimal	Maheshwar Chaudhary, Pintu Chaudhary & Others	Shyam Narayan Chaudhary & Ramraj Chaudhary	Maheshwar Chaudhary & Pintu Chaudhary	Arjun Prasad Chaudhary
18049 dated 11.12.2019 in the name of Manoranjan Singh & Kanchan Kumar Singh, Sons of Maheshwar Prasad Singh	Karpurigram Thana No-144	63 (O)/345 (N)	960 (O)/2802 (N)	3Decimal	Heirs of Pintu Chaudhary	Purchaser	Road	Ghanshyam Singh & Heirs of Arjun Prasad Singh

For INDIAN BANK
(e Allahabad Branch)
Authorised Officer

Reserve Price	EMD.	Date, Time for and property id no.	Prior Encumbrances
Rs.1,19,00,000/-	Rs.11,90,000/-	24.06.2026 from 11:00 AM. To 03:00 PM & IDIB3305131039	Not Known

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>).

Place: Baghi
Date: 13.05.2026

For
INDIAN BANK
 (e Allahabad Bank)

 Authorised Officer
AUTHORISED OFFICER
 Indian Bank (Erstwhile Allahabad Bank)