

ANNEXURE-C



Branch: Etawah Main
Phone No: 0562-2881551

NOTICE OF INTENDED 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. M/s BABU JAGDISH SINGH COLD STORAGE PVT LTD (Borrower)
Address: Kanpur Road (NH2), Mauza- Kaist, Jaswant Nagar, Etawah, U.P.
2. Smt Shakun Yadav W/o- Jitendra Singh Yadav, Director, (Borrower and Guarantor)
Address: Shanti Colony, Yadav Nagar, Jaswant Nagar, Etawah, U.P.
3. Sri Satendra Kumar Yadav S/o Jagdish Singh, Director, (Borrower and Mortgagor)
Address: H no 01, Gulab Bari, Jaswant Nagar, Etawah, U.P 206245
4. Sri Jitendra Kumar Yadav S/o Jagdish Singh Director, (Guarantor and Mortgagor)
Address: Shanti Colony, Yadav Nagar, Jaswant Nagar, Etawah, U.P
5. Mrs Vinita Yadav W/o Jitendra Kumar, Director, (Guarantor and Mortgagor)
Address: Shanti Colony, Yadav Nagar, Jaswant Nagar, Etawah, U.P
6. Mrs Vishuna Devi W/o Jagdish Singh, (Guarantor and Mortgagor)
Address: H.no:01 Gulab Bari, Jaswant Nagar, Etawah, U.P 206245

Sub: Loan account –M/s Babu Jagdish Singh Cold Storage Pvt Ltd Director Shakun Yadav and Satendra Kumar Yadav (20487238939) with Indian Bank (e- Alb), Etawah Main Branch.

Mr. Satendra Kumar Yadav S/O Jagdish Singh & Mrs. Shakun Yadav W/O Mr. Jitendra Singh Yadav availed Cash Credit facility from Indian Bank (e-Alb), Etawah Main Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Satendra Kumar Yadav S/O Jagdish Singh & Mrs. Shakun Yadav W/O Mr. Jitendra Singh Yadav failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 02.01.2026 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 Borrower (s Mr. Satendra Kumar Yadav S/O Jagdish Singh & Mrs. Shakun Yadav W/O Mr. Jitendra Singh Yadav, Guarantor(s) 1) Mr. Jitendra Kumar Yadav, 2) Mrs. Vinita Yadav, 3) Mrs. Vishuna Devi, liable to the Bank to pay the amount due to the tune of Rs. 29206787 (Rupees Two Crore Ninety-Two Lakh Six Thousand Seven Hundred Eighty-Seven Only) as on 30.12.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 02.01.2026.

As Mr. Satendra Kumar Yadav S/O Jagdish Singh & Mrs. Shakun Yadav W/O Mr. Jitendra Singh Yadav, failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 30.03.2026 (symbolic) 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 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, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

ANNEXURE-C

The amount due as on **13.05.2026** is Rs. 30898311 (**Rupees Three Crore Eight Lakhs Ninety-Eight Thousand Three Hundred Eleven Only**) with further interest, costs, other charges and expenses thereon from **14.05.2026**.

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 20.05.2026 to 22.06.2026 between **10.00 am and 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://ibapi.in> and www.baanknet.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 20.05.2026 to 23.06.2026 between 10.00 am to 4.00 pm**. The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 23.06.2026 i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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/auctionhome/ibapi>) **for depositing in bidders Global 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 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 IFS Code
98741041242	ETAWAH MAIN - IDIB000E513

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)

ANNEXURE-C

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
1. Residential property situated at Plot no.36, part at Agra- Kanpur road, NH2, Mauza Kaist, Jaswant Nagar, Etawah, and measuring 305.76 sqmt or 2920 sqft in the name of Smt Vishuna Devi W/o Jagdish Singh, Sri Jitendra Singh and Sri Satendra Singh S/o Jagdish Singh, Smt. Vineeta Yadav W/o Jitendra Kumar. East: Plot of Sonelal West: House of Sarnam Singh North: Land of Arjun Singh South: Road.	Rs. 8860000/-	Rs. 886000/-	24.06.2026, Auction Time 10 am to 04:00 pm Property ID: IDIB4124BJSC04	NO encumbrance as per records available.
2. Residential/Commercial property situated at Mohalla Gulab Wari, Kasba Jawantnagar, District Etawah, measuring area 300 sqft or 27.88 sqm in the name of Smt Vishuna Devi W/o Jagdish Singh, Sri Jitendra Singh and Sri Satendra Singh S/o Jagdish Singh, Smt Vineeta Yadav W/o Jitendra Kumar. East: Rasta 10' wide West: Plot of Vishram Singh North: Plot of purchaser South: Rasta 10' wide.	Rs.670000	Rs.67000	24.06.2026, Auction Time 10 am to 04:00 pm Property ID: IDIB4124BJSC03	NO encumbrance as per records available
3. Cold storage property situated at Vill Dhaulpur, Kasba Jaswant Nagar, District Etawah, part of Gata 156,158 measuring Area 0.943 Hect or 9430 sqm through its Director Smt Shakun Yadav W/o Jitendra Singh and Sri Satendra Singh S/o Jagdish Singh. East: Road Jhabarapura and Dharwar West: Land of Baghel North: NH South: Road Jhabarapura and Dharwar	Rs.62640000	Rs.6264000	24.06.2026, Auction Time 10 am to 04:00 pm Property ID: IDIB4124BJSC01	NO encumbrance as per records available

Bidders are advised to visit the website (www.baanknet.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.baanknet.com.

Place: Etawah
Date: 16.05.2026

For INDIAN BANK

Authorised Officer/Chief Manager
AUTHORISED OFFICER