

ANNEXURE- C



Branch: Zero Road, Prayagraj

Date: 22.05.2026

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. Mrs. Archana Verma W/o R Vikram (Borrower)

Permanent Address: P143, Keshavpuram Awas Vikas I, Kalyanpur, Kanpur, Kanpur Nagar UP-208017.

Corresponding Address- 6A/4A/8A/2, Beli Road Pargana & Tehsil Sadar Prayagraj UP-211002.

2. Mr. R Vikram S/o Mr. Radhey Shyam (Co-Borrower & Mortgagor)

Permanent Address: M39 Keshavpuram, Awas Vikas I, Kanpur UP-208017.

Corresponding Address-6A/4A/8A/2, Beli Road, Pargana & Tehsil.Sadar Prayagraj UP-211002.

Sub: HOME Loan Account Mrs Archana Verma and Mr R Vikram A/c No. 7443397966 Limit Rs. 1,30,00,000.00 with Indian Bank, Zero Road, Prayagraj branch – Reg

Mrs Archana Verma W/o Mr R Vikram and Mr R Vikram S/o Mr Radhey Shyam, have availed the following facilities from Indian Bank, Zero Road Prayagraj Branch,

Nature of facility	Limit
HOME LOAN AC NO 7443397966	1,30,00,000.00

the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the borrowers". The borrowers failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 07.07.2025 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)- Mrs Archana Verma W/o Mr R Vikram and Mr R Vikram S/o Mr Radhey Shyam. The borrowers liable to the Bank to pay the amount due to the tune of Rs. 1,32,26,031.48 (Rs. One Crore Thirty-Two Lakh Twenty-Six Thousand Thirty-One and Paise Forty-Eight only) w.e.f. 07.07.2025 along with cost of charges and expenses further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 07.07.2025.

As the borrowers failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 07.10.2025 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 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

For Indian Bank

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intended sale is required to be given and hence we are issuing this notice.

The amount due as on 22.05.2026 is of **1,42,40,038.00 (Rs. One Crore Forty-Two Lakhs Forty Thousand Thirty-Eight only)** along with cost of charges and expenses further interest, costs, other charges and expenses thereon **from 23.05.2026**.

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 **16.06.2026** 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 23.05.2026 to 15.06.2026 between 10.00 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 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 **15.06.2026 before** the e-Auction Date. The registration and e-KYC 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 IFS Code
98741006749; Routing Account	IDIB000A046

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 made.

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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:

Serial No. of Property	Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
1.	Property situated at House No 6 A/4A/8A/2. Situated at Beli Road, Pargana & n Tehsil Sadar, Prayagraj having measuring 140.62Sq.Yd i.e 117.58 Sq.Mt owned by Mrs.Archana Verma W/o Mr.R Vikram and Mr. R Vikram S/o Mr.Radhry Shyam vide sale deed registered in the office of Sub Registrar 2nd Prayagraj in bahi no 1 Zild No 7659 Pages from 239 to 262 Sr.no 1782 dated 22.03.2023 Boundaries: East: House of Others West: 40 feet wide road North: House of Sansar Singh Yadav South: House of Rajesh Agrawal	2,22,15,000.00 (Two Crore Twenty-Two Lakh Fifteen Thousand Only)	22,21,500.00 (Twenty-Two Lakh Twenty-One Thousand Five Hundred Only)	On 16.06.2026 between 11.00 A.M to 4.00 P.M. with unlimited extension with 10 minutes each. Property ID No. IDIB3054264 8509	NIL

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: Prayagraj
Date: 22.05.2026

For Indian Bank

AUTHORISED OFFICER

Authorised Officer