ANNEXURE- C

इंडियन बैंक
Indian Bank

Branch: Durg

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,

Mr. Upendra Kumar Verma Gram- Karela, Tah. Patan, Dist- Durg Chhattishgarh,	Mrs Archna Verma Gram- Karela, Tah. Patan, Dist- Durg Chhattishgarh,

Sub: Loan account – Mr. Upendra Kumar Verma and Mrs. Archna Verma (A/c No 7420120172) with Indian Bank, Durg(4209) Branch

Mr Upendra Kumar Verma and Mrs Archna Verma availed Housing Loan facility from Indian Bank, Durg Branch, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties" Mr Upendra Kumar Verma and Mrs Archna Verma failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 19.02.2026 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), Guarantor(s) liable to the Bank to pay the amount due to the tune of Rs 1070076.32 **(Rupees Ten lac seventy thousand and seventy six and thirty Two paisa Only)** as on 19.02.2026 with further interest, costs, other charges and expenses thereon from **05/01/2025**. Both failed to make payment despite **Demand Notice dated** 19.02.2026.

As Mr Upendra Kumar Verma and Mrs Archna Verma, failed to make payment despite Demand Notice; the Authorized Officer took possession of the schedule mentioned properties under the Act on **22.05.2026** 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 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 29.05.2026 is **Rs 1091877.00 (Rupees Ten lac ninety one thousand eight hundred and seventy seven only)** with further interest, costs, other charges and expenses thereon from 30.05.2026.

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 16.07.2026 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 05.06.2026 to 15.07.2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website **(https://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** 05.06.2026 to 16.07.2026 **from 10.00 am to 5.00 pm.**

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The intending Bidders/ Purchasers are requested to register with online portal **(https://www. BAANKNET.com)** 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 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)** 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 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
50000296051, **Indian Bank Authorised Officer**	Raipur Shyamnagar, **IFSC Code : IDIB000R521**

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

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 and Incremental amount**	**Date, Time for e-auction and Property ID No.**	**Prior Encumbrance**
All the part of Khasra no 1096/26 (old) 1096/55 (New) , Vill: Utai, Ward No 14, Hathkoj Para, (inside Shitla Nagar), RIN- Anda, Tahsil and Dist Durg, C.G, vide area 1000 sq ft in the name of Mrs Archna Verma w/o Mr. Upendra Kumar Verma. Boundaries: (As per Sale Deed) North: Plot of Smt Hiteshwari Verma South: plot of Smt Urwashi Dewangan East: Plot of Shri Lokesh Dewangan West: Road	Reserve price Rs. 27.22 lac	Rs.2.72 Lacs & Rs. 10000/- (Rupees Ten Thousands only)	16.07.2026 **from 10.00 am to 5.00 pm** Property ID: IDIB30531171537	Not known

The intending Bidders/ Purchasers are requested to register with online portal (https://www. BAANKNET.com) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/

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urchasers have to transfer the EMD amount in their e Wallet by **16.07.2026, 5.00 pm** i.e. before the -Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance before auction.

'or 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 (phone 291220220, email ID :- support.BAANKNET@psballiance.com)."

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

For Indian Bank

AUTHORISED OFFICER

Authorised Officer

Place: Raipur

Date: 30.05.2026