

राजकमल रोड
मोहिनी प्लाज़ा, सत्य प्रेमी नगर
बाराबंकी 225001

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

Rajkamal Road
Mohini Plaza, Satya Premi Nagar,
Barabanki 225001

NOTICE OF SALE

Branch: Rajkamal Road, Barabanki
Phone No: 89482 31174

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

To,

S N	Name	Address
1	M/s S R Enterprises (Proprietorship Firm / Borrower) – Proprietor Mrs. Deepa Joshi W/o Bhupendra Joshi)	1) Nabiganj, Palhari Chauraha , Faizabad Road , Barabanki 225001 Mob- 09044837580 2) Plot no- 7 (House no- ANR/426), Mohalla Ashutosh Nagar, Ward –Chitra Gupt Nagar, District- Lucknow, Pin- 226023
2	Mrs Deepa Joshi W/o Bhupendra Joshi ➤ Proprietor/Borrower ➤ Legal Heir and Wife of Bhupendra Joshi s/o Nand Kishore Joshi – Guarantor cum Mortgagor (deceased on 07.02.2021)	Plot no- 7 (House no- ANR/426), Mohalla Ashutosh Nagar, Ward –Chitra Gupt Nagar District- Lucknow, Pin- 226023
3	Mr Dushyant Joshi S/o Bhupendra Joshi ➤ Guarantor ➤ Legal Heir and Son of Bhupendra Joshi s/o Nand Kishore Joshi – Guarantor cum Mortgagor (deceased on 07.02.2021)	Plot no- 7 (House no- ANR/426), Mohalla Ashutosh Nagar, Ward –Chitra Gupt Nagar District- Lucknow, Pin- 226023

Sub: Loan Account – OD (A/c No.6683750917) with Indian Bank, Rajkamal Road Branch.

M/s S R Enterprises (Prop- Mrs. Deepa Joshi W/O Bhupendra Joshi) availed SOD facility from Indian Bank, Rajkamal Road Branch. The repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Property". M/s S R Enterprises (Prop-Mrs. Deepa Joshi W/O Bhupendra Joshi) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 19/02/2024 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 M/s S R Enterprises (Prop- Mrs. Deepa Joshi W/O Bhupendra Joshi)(Borrower), Mrs Deepa Joshi W/o Bhupendra Joshi [Proprietor/Borrower and Legal Heir and Wife of Bhupendra Joshi s/o Nand Kishore Joshi – Guarantor cum Mortgagor (deceased on 07.02.2021)] & Mr Dushyant Joshi S/o Bhupendra Joshi [Guarantor and Legal Heir and Son of Bhupendra Joshi s/o Nand Kishore Joshi – Guarantor cum Mortgagor (deceased on 07.02.2021)] liable to the Bank to pay the amount due to the tune of Rs. 33,31,001/- (Rupees Thirty-Three Lakhs Thirty-One Thousand and One Only) as on 19/02/2024 with further interest, costs, other charges and expenses thereon. They failed to make payment despite Demand Notice dated 19/02/2024.

As, (1) M/s S R Enterprises, (2) Mrs Deepa Joshi W/o Bhupendra Joshi and (3) Mr Dushyant Joshi S/o Bhupendra Joshi failed to make payment despite Demand Notice, the Authorized Officer

कृते इंडियन बैंक For Indian Bank
(सुनील वैरागी) / SUNIL VAIRAGI
प्राधिकृत अधिकारी / AUTHORISED OFFICER
शाखा / BRANCH

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took possession of the schedule mentioned properties under the Act on 15/05/2024 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect the 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 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 01/06/2026 is of Rs. 42,12,683.65/- (Rupees Forty Two Lakhs Twelve Thousand Six Hundred and Eighty Three Paise Sixty Five Only) with further interest, costs, other charges and expenses thereon from 01/06/2026

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 15/07/2026 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 12/06/2026 to 14/07/2026 between 11.00 am to 3:30 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 12/06/2026 TO 14/07/2026 between 11:00 AM to 03:30 PM

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 14/07/2026 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.

For Indian Bank
(सुनील वैरागी) / SUNIL VAIRAGI
प्राधिकृत अधिकारी / AUTHORISED OFFICER
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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 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 30 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	HAZRATGANJ 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.

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

कृते इंडियन बैंक/For Indian Bank

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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 at Khasra No 2174/13/1mi, 2188/1/2mi, 2188/2/3, Plot no 7 (House No ANR/426, Mohalla Ashutosh Nagar,, ward Chitra Gupta Nagar) Vill Kanausi, Pargana, Tehsil and District Lucknow Area 227.69 Sq Mtr in name of Mr Bhupendra Kumar Joshi (CERSAI Asset ID: 200026541014& Security ID: 400026592966)	1,30,00,000/- (Rupees One Crore and Thirty Lakhs Only)	1,30,000/- (Rupees One Lakh Thirty Thousand Only)	Date- 15/07/2026 Time- 11.00 AM. TO 3:30 PM. Property ID No. - IDIBLUC550B096	NA
Bounded: North: 12 Ft Lane South: 60 ft Wide Road East: Plot No 8 West: Plot No 6				

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.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://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>.

***Our earlier issued sale notice dated 09/04/2026, hereby withdrawn with immediate effect

For Indian Bank
(सुनील वैरागी) / SUNIL VAIRAGI
प्रतिष्ठित अधिकारी / AUTHORISED OFFICER
शाखा / Branch

Place: BARABANKI
Date: 01/06/2026