



ZO/RECOVERY/2026-27/54

Zonal Office: Sitapur
Date: 16.06.2026

**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)
A/c: M/S Baba Shyam (A/c No. OCC- 7546075157)
with Indian Bank Branch: EDD Hardoi

To,

1. M/S. Baba Shyam (Proprietorship Firm) R/o 1207/1 Mohalla Aloo Thok, Uttari, Near A.S.V.V. Inter College, Sandi Road, Dist Hardoi, U.P. 241001
2. Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Proprietor) R/o 1207/1 Mohalla Aloo Thok, Uttari, Near A.S.V.V. Inter College, Sandi Road, Dist Hardoi, U.P. 241001
3. Mrs. Kalindri W/o Mr. Kaushal Kumar Singh (Mortgagor/Guarantor) R/o Aaloo Uttari Chowk, Post Hardoi, U.P. 241001
4. Mr. Rajeev Kumar Misra S/o Mr. Ganga Sharan Mishra (Mortgagor/Guarantor) R/o D33, Avas Vikas Colony, Hardoi, Hardoi, U.P. 241001

Dear Sir/Madam,

M/S. Baba Shyam (Proprietorship Firm) Prop. Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Borrower) availed OCC Limit facility from Indian Bank (erstwhile Allahabad Bank), Branch: EDD Hardoi, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Borrower) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 12.11.2025 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)/ Guarantor (s): 1) M/S. Baba Shyam (Proprietorship Firm) Prop. Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Borrower), 2) Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Proprietor), 3) Mrs. Kalindri W/o Mr. Kaushal Kumar Singh (Mortgagor/Guarantor), 4) Mr. Rajeev Kumar Misra S/o Mr. Ganga Sharan Mishra (Mortgagor/Guarantor) liable to the Bank to pay the amount due to the tune of Rs. 92,37,454.00 (Rupees Ninety Two Lacs Thirty Seven Thousand Four Hundred Fifty Four Only) as on 19.03.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 23.03.2026.

As 1) M/S. Baba Shyam (Proprietorship Firm) Prop. Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Borrower), 2) Mr. Harsh Raj Singh S/o Mr. Kaushal Kumar Singh (Proprietor), 3) Mrs. Kalindri W/o Mr. Kaushal Kumar Singh (Mortgagor/Guarantor), 4) Mr. Rajeev Kumar Misra S/o Mr. Ganga Sharan Mishra (Mortgagor/Guarantor), failed to make payment despite Demand Notice, the Authorized Officer took Possession of the schedule mentioned properties under the Act on 03.06.2026 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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.



एन्टो इंडियन बैंक
For INDIAN BANK

शाखा प्रबन्धक / Branch Manager
रेलवे गंज, हरदोई / Railway Ganj, Hardoi

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The amount due as on 10.06.2026 is Rs. 96,06,498.00 (Rupees Ninety Six Lacs Six Thousand Four Hundred Ninety Eight Only) with further interest, costs, other charges and expenses thereon from 11.06.2026.

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 27.07.2026 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 26.06.2026 to 26.07.2026 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 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 27.07.2026 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 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 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.	A/c. Name	Branch Name	IFS Code
7386767014	E-Auction EMD Account	Civil Lines Branch, Sitapur	IDIB000C633

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.

कुर्ते इंडियन बैंक
For INDIAN BANK
शाखा प्रबन्धक / Branch Manager
रेलवेगंज, हरदोई / Railway Ganj, HarDOI

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
Sale deed dated 29.04.2017 registered with Sub- Registrar office Hardoi on 29.04.2017 at Book No. 1, Khand No 9182 Page No 185 to 228 at Serial No 4181 All that part and parcel of immovable Property admeasuring area 219.33 Sq. mts/2360 sq ft which is part of land no 863/869 situated at Mohalla Aloo Thok, Near Sandi Road, under Nagar Palika Hardoi, Pargana Bangar, Tehsil & District Hardoi. Owned by: Mr. Rajeev Kumar Misra S/o Mr. Ganga Sharan Misra <u>As per Sale deed:</u> East- House of Ranveer Singh Yadav West- House of Kavita Ji North- Wall of ASVV Inter College South- 15 ft wide interlocking road	Rs.1,31,00,000/-	Rs.13,10,000/-	27.07.2026 11 AM to 5 PM IDIBEDD04	Not Known
Sale deed dated 29.12.1993 registered with sub registrar office Hardoi on 30.12.1993 at Bahi No. 1, Khand No 568 Page No 245 to 276 at Serial No 6345 All the part and parcel of immovable property (residential house) area 1200 sqft/111.52 sqmt which is part of Khata Khevat 239/1 & Land No 869, Situated at Mohalla Aloo Thok, under Nagar Palika Hardoi, Pargana Bangar, Tehsil and District Hardoi Owned by: Mrs. Kalindri W/o Mr. Kaushal Kumar Singh <u>As per Sale deed:</u> East- House of Shishupal Singh West- House of Shoumder Singh North- 15 ft wide CC Road South- House of Singh Sahab	Rs.40,10,000/-	Rs.4,01,000/-	27.07.2026 11 AM to 5 PM IDIBEDD05	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: Sitapur
Date: 16.06.2026

Authorized Officer

कृते/इंडियन बैंक
For INDIAN BANK

शाखा प्रबन्धक / Branch Manager
रेलवेगंज, हरदोई / Railway Ganj, Hardoi