

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 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. M/S R. G COAL TRADERS (PROP. Sangeeta katiyar W/o Mr. Vinay katiyar)
Address 1: House no -7/117/ Allah nagar alis burhpur farrukhabad 209625
Address 2: Barrister wali gali, burhpur farrukhabad 209625

2. Mrs. Sangeeta katiyar w/o Mr. Vinay katiyar (Mortgager)
Address 1: House no -7/117/ Allah nagar alis burhpur farrukhabad 209625

3. Mr. Vinay katiyar S/o Darshan Singh Katiyar (Guarantor)
Address 1: House no -7/117 Allah nagar alis burhpur farrukhabad 209625

A/c no – 6583590807 (occ) AND 6873715933 (WCTL).

Sub: Loan account –M/S R. G COAL TRADERS PROP. Sangeeta katiyar a/c 6583590807 (OCC) AND 6873715933 (WCTL) with Indian Bank (e- Alb), burhpur branch.

Mrs. Sangeeta katiyar w/o vinay katiyar availed Cash credit facility and WCTL from Indian Bank (e-Alb), burhpur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mrs. Sangeeta katiyar w/o vinay katiyar Mortgager failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 07.11.2023 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 Mrs. Sangeeta katiyar and Mr. Vinay katiyar liable to the Bank to pay the amount due to the tune of **Rs.1147719 (Eleven Lakhs Forty-Seven Thousand Seven Hundred Nineteen Only)** as on 17/11/2023 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 17.11.2023

As Mrs. Sangeeta katiyar w/o vinay katiyar failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 01.03.2024 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.

ANNEXURE-C

As per Rule 6 (2) and 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, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **24/06/2026** is Rs.1847512/- (Rupees Eighteen Lakh Forty-seven thousand five hundred twelve Only) with further interest, costs, other charges and expenses thereon from **24/06/2026**.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 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 **01.07.2026 to 25.07.2026** 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 ((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.

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 **26.07.2026** 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.

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 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
98741041220- ROUTING A/C	(Burpur) IFSC-IDIB000B893

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.

For **INDIAN BANK**

Authorized Officer/Chief Manager

ANNEXURE-C

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)

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
Houseno.7/117, Mohalla Allah Nagar Barhpur, Dist. Farrukhabad in the name of Mrs. Sangeeta Katiyar W/o Mr. Vinay Katiyar, area admeasuring 71.16 Sq. mtr. East: Plot of Rajeev Katiyar Wesy: House of Hori Lal Batham North: Common Rasta and House of Sanjeev Katiyar South: House of Shashi Bhushan	Rs. 2390000/-	Rs. 239000/-	27.07.2026 10:00 AM TO 04:00 PM	NA

Bidders are advised to visit the website (www.baanknet.com.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 www.baanknet.com.com and for EMD status please contact @ www.baanknet.com.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.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.com.

Place: BURHPUR
Date: 29.06.206

For **INDIAN BANK**

Authorised Officer/Chief Manager