ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Satna Evening

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

To,
M/s R P Industries (Proprietorship Firm)
DPS Road, Utaily, Satna, M.P. – 485001

Mr. Neelgagan Singh Baghel (Proprietor/Mortgagor)
DPS Mod, Utaily Bypaas, Madhya Pradesh, Satna, 485001.

Mr. Prakash Singh (Guarantor / Mortgagor)
S/o Shri Rajendra Singh
DPS Mod, Utaily Bypaas, Madhya Pradesh, Satna, 485001

Mr. Prabhakar Singh (Guarantor / Mortgagor)
S/o Shri Rajendra Singh
DPS Mod, Utaily Bypaas, Madhya Pradesh, Satna, 485001

Mrs. Ashi Singh (Guarantor / Mortgagor)
W/o Mr. Neelgagan Singh
DPS Mod, Utaily Bypaas, Madhya Pradesh, Satna, 485001

Sub: Loan account – Your loan Account No.- MSME TL-50497522586, MSME TL-50391250203, WCTL – 7935459643, OCC- 50423085030, GECLS – 7165661882 & Surya Sakti - 7461779353 with Indian Bank, Satna Evening branch.

M/s R P Industries, Proprietor – Neelgagan Singh Baghel **Address:** DPS Mod, Utaily Bypaas, Madhya Pradesh, Satna, 485001 availed MSME TL, WCTL, OCC, GECLS & Surya Sakti facility from Indian Bank, Satna Evening Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s R P Industries failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **19.01.2026** 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) and Guarantor(s)liable to the Bank to pay the amount due to the tune of **Rs. 2,05,27,567.00 + MOI+ MLE/MOX (Rupees Two Crore Five Lakh Twenty Seven Thousand Five Hundred Sixty Seven only + MOI + MLE/MOX)** with further interest, costs, other charges and expense thereon. Both failed to make payment despite Demand Notice dated **19.01.2026.**

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Authorized Officer
इंडियन बैंक/ Indian Bank

As M/s R P Industries failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **07.05.2026** 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 **19.01.2026** is **Rs. 2,05,27,567.00 + MOI+ MLE/MOX (Rupees Two Crore Five Lakh Twenty Seven Thousand Five Hundred Sixty Seven only + MOI + MLE/MOX)** with further interest, costs, other charges and expenses thereon from **19.01.2026**.

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 **24.06.2026** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://ibapi.in** and **www.mstcecommerce.com**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **10.07.2026 to 26.07.2026** from 10.00 am to 7.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (https://www.mstcecommerce.com/auctionhome/ibapi) 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 by **26.07.2026** i.e 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.

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Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.mstcecommerce.com/auctionhome/ibapi) 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 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. and A/c. Name	Branch name and IFS Code
Authorised Officer, AC – 50373911267	Satna Main IFSC – IDIB000S594

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 *(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/decree obtained/to be obtained. *(This portion may be retained if it is a suit filed account)*

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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, Property ID No. & Incremental Amount	Prior Encumbrance
Industrially diverted Land and Building situated at over KR No.- 42/1/4 measuring 0.202 hect/22000 sqft at Village – Sonaura Check, PH No. 80, Block Sohawal, Ri Circle Satna, Tehsil – Raghuraj Nagar, Distt.- Satna, MP, 485001 Rin Pustika number LK – 929253 and co ownership deed MP348622024A11162519 dated 23.09.2024 under ownership of Shri Neelgagan Singh S/o Shri Prakash Singh Baghel, Smt Ashi Singh W/o Shri Neelgagan Singh Baghel Boundaries: North : Road then after Shri Narendra Singh South : Arazi of Gupta ji and Patel ji East : Arazi of Sardar Ji and West : Rasta	*Rs. 18283500/-*	*Rs. 1828350/-*	27.07.2026 11.00AM TO 5.00PM Property ID - IDIB50423085030 Incremental amount – Rs.100000/-	Nil
Residentially diverted Land at Kh No- 85/5/2 admeasuring 0.026 Hec or 2700 Sqft at Village – Sonaura Check Utaily, PH No. 55/110, Wrad No. 20, Block – Sohawal, RI Circle Satna, Tehsil – Raghuraj Nagar, Distt.- Satna (M.P.) with Registered Sale Deed No. 549 dated 09.07.2010 under ownership of Shri Prakash Singh Baghel and Shri Prabhakar Singh Baghel S/o Shri Rajendra Singh. Boundaries: North : Kacha unconstructed Rasta South : Arazi of Rajendra Singh Baghel East : Arazi of Rajendra Singh Baghel West : Kacha unconstructed Rasta	*Rs. 6930000/-*	*Rs. 693000/-*	27.07.2026 11.00AM TO 5.00PM Property ID - IDIB504230850301 Incremental amount – Rs.25000/-	Nil

Bidders are advised to visit the website (**www.mstcecommerce.com**) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-23400020/23400021/23400022 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

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For property details and photograph of the property and auction terms and conditions please visit: **https://ibapi.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.mstcecommerce.com.

Place: SATNA
Date: 19.06.2026

AUTHORISED OFFICER
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