

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

Branch: **Gorakhpur IB**

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,

1-Mrs.PalakSadhvani, W/o- KuldeepSadhvani, Address: 315, Purana Gorakhpur (U.P.) - 273015	2-Mr.Bhiman Das Sadhwani, S/o- Jiyal Das Sadhwani. Address: 315, Purana Gorakhpur (U.P.) - 273015
---	---

Sub: Loan account – Mrs.PalakSadhvani, W/o- KuldeepSadhvani(A/c No7188973882 – Home Loan) with Indian Bank, Gorakhpur IB Branch

Mrs.PalakSadhvani, W/o- KuldeepSadhvani availed **Credit facility(Home Loan- A/c No 7188973882)** from Indian Bank, **IBGorakhpur Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mrs.PalakSadhvani, W/o- KuldeepSadhvani** failed to pay the outstanding dues to the Bank. Therefore a Demand notice dated **11.07.2025** 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) **Mrs.PalakSadhvani, W/o- KuldeepSadhvani** liable to the Bank to pay the amount due to the tune of **Rs. 2577463/- (Rupees Twenty Five Lakh Seventy Seven Thousand Four Hundred Sixty Three Only)** as on **11.07.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **11.07.2025**.

As M/s **Mrs.PalakSadhvani, W/o- KuldeepSadhvani** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **20.09.2025** 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 **10.06.2026** is **Rs. 2796077.73(Rupees Twenty Seven Lakh Ninety Six Thousand Seventy Seven & Seventy Three Paise 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 **01.07.2026 to 26.07.2026** between 10.00 am to 4.00 pm.


Authorised Officer
Indian Bank, Gorakhpur

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 **01.07.2026 to 26.07.2026** from 10.00am 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 **27.07.2026** 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.

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 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
50088715889	Indian Bank, Nadesar Branch – IDIB000N505

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


Authorised Officer
Indian Bank, Gorakhpur

Indian Bank, Nautanwa Branch

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 in the name of Mrs.PalakSadhvani W/o-KuldeepSadhvani, measuring area 800 sq. ft. or 74.349 sq. mtr., situated at Arazi No. 59, Mauza- Laxmipur, Tappa-Kasba, Pargana- Haweli, Tehsil-Sadar, District-Gorakhpur, Registered at Sub-registrar Sadar, District-Gorakhpur (U.P.) vide Sale Deed No. 4027 at Bahi No. 01, Zild-17498, Page No. 133-152 dated 11.04.2022. Bounded as per Deed: North-Land of Manish Kumar Gavrani, South-Land of PremlataPandey, East-Land of Janardan Mishra, West- Road 20 ft wide.	2410000.00	241000.00	Date:27.07.2026 Time:10.00 am to 4.00 pm. Property ID:IDIBGKP9146630	NIL as known to bank

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 29.10.2025 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.

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 help line number (ContactPhone 8291220220, email ID:-support.ebkray@psballiance.com).

Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037 (Contact Phone 8291220220, email ID:- support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.

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

Place: Gorakhpur

Date: 11.06.2026


AUTHORISED OFFICER
 Authorised Officer
 Indian Bank, Gorakhpur

भारतीय डाक

(होम) सेवा/अन्य सेवा



L-11-D

India Po
24. 1914

DAK BOWLING

भारतीय डाक

०६०६ सेंधा-जर्ज मेत

100



India. P

THE UNIVERSITY OF CHICAGO

THE

भारतीय डाक

डाक सेवा-जन सेवा

India Po

Indie Post

India Post
Post Office