इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD	शाखा:मोरवी शाखा, 7-1-27, जेल रोड, मोरबी,गुजरात-363641 **Branch: Morvi Branch, 7-1-27, Jail Road, Morvi, Gujarat – 363641** फोन/Phone no. : 02822 – 222221 ईमेल/ e-Mail: morvi@indianbank.bank.in

NOTICE OF SALE
Branch: - INDIAN BANK MORVI

Date: -07.07.2026

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. **M/s. SLB TILES (Borrower- Proprietorship Firm)**
Shop No. 11, Ground Floor, Survey No. 1547, Plot No. 211, Lati Plot-4, Tal. & District: Morbi 363641
2. **Mr. Kaushik Anilbhai Fultariya (Proprietor & Guarantor-Mortgagor)**
Flat No-602, Jyoti Park SMP Tower 2, Ravapar Road,Morbi, Gujarat – 363641
Mobile- 7567537564
3. **Mr. Himalay Narbherambhai Patel (Mortgagor & Guarantor)**
Block No. 501, Mayur Palace, Mayur Park, Avanipark Road, Kenal Road, Sakat Sanala, Morbi, Gujarat- 363641
Mobile:- 9099770034

Sub: Loan account – M/s. SLB TILES **(CIF- 30404739711)**
(A/c Nos. OCC- 7018827816)
With Indian Bank MORVI Branch

M/s. SLB TILES have availed loan facility from Indian Bank, **Morvi** Branch, the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Properties". All of you failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **27.10.2025** 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 above parties liable to the Bank to pay the amount due to the tune of **Rs. 77,64,462/-, In words (Rupees Seventy Seven Lakh Sixty Four Thousand Four Hundred Sixty two Only)** as on **27.10.2025 with further interest, costs, other charges and expenses thereon. You failed to make payment despite Demand Notice dated 27.10.2025.**

As you have failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on **05.01.2026** 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,
15 days' notice of intended subsequent sale (other than first sale) is required to be given and hence we are issuing this notice.

The amount due as on **27.10.2025** is **Rs. 77,64,462/-, In words (Rupees Seventy Seven Lakh Sixty Four Thousand Four Hundred Sixty two Only)** with further interest, costs, other charges and expenses thereon from **28.10.2025**.

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**.

For INDIAN BANK
प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED OFFICER

The date of sale is fixed as 27.07.2026 which would be by e-auction mode.

Inspection of the scheduled property/ies **(wherever applicable)** and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **21.07.2026 to 24.07.2026** between **11.00 am to 3.00 pm**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The 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-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.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://baanknet.com/) for depositing in bidders e-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.

2. 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 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**
A/c No. : 7525392194 **A/c Name : E-Auction EMD Account, Zonal Office Rajkot**	**Branch Name: Rajkot Ring Road** **IFSC Code : IDIB000R637**

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.

3. The sale is subject to confirmation by the Secured Creditor.
4. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to beborne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**
5. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

6. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

कृते इंडियन बैंक
For INDIAN BANK
प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED OFFICER

7. 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.

8. The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

9. 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/.**

10. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2)**https://baanknet.com/**

11. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray** (**https://baanknet.com/**).

12. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com/**) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has totransfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/here-Wallet, the interest bidder will be able to bid on the date of e-auction.

13. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

14. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

15. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

16. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.

17. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

18. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

19. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **Morvi** Branch before auction date.

कृते इंडियन बैंक
For INDIAN BANK
प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED OFFICER

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

शाखा:मोरवी शाखा, 7-1-27, जेल रोड, मोरबी,गुजरात-363641
Branch: Morvi Branch, 7-1-27, Jail Road, Morvi, Gujarat – 363641
फोन/Phone no. : 02822 – 222221
ईमेल/ e-Mail: morvi@indianbank.bank.in

20. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

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.

***This Notice is without prejudice to any other remedy available to the Secured Creditor

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** at the platform of e-auction Service Provider **https://baanknet.com/ and Property ID No.**	**Prior Encumbrance**
Property 1: **All that part and parcel of the property consisting open industrial Land of Plot No. 20 admeasuring 1227.62 Sq. Mtrs. Of NA Land of S.No. 188/1p1, S. No. 188/2p1, S.No. 188/2p2 & S. No. 188/2p3 situated at village Pipli under Morbi Taluka, Dist. Morbi** **Boundaries:** **North**: 12 meter wide road ; **South** : Agri. Land of Survey no. 204 **East** : Plot No.19; **West** : 12 meter wide road **Owner of the Property: Mr. Kausik Anilbhai Fultariya & Mr. Himalay Narbherambhai Patel**	**Property 1.Rs. 42,80,000/-** **(Rupees- Fourty Two lakh Eighty thousand Only)**	10 % of Reserve Price: **Property 1. Rs. 4,28,000.00 (Rupees Four lakh Twenty Eight thousand Only)** **Last Date of EMD: 26.07.2026**	**27/07/2026 11.00 am – 5.00 pm** **Property ID No.: Property 1. IDIB30404739711**	There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer

Place: Morvi
Date: 07.07.2026

Ajay Kumar
AUTHORISED OFFICER
Mobile : 9327225514

कृते इंडियन बैंक
For INDIAN BANK
प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED OFFICER