

**APPENDIX- IV-A [See proviso to Rule 9 (1)]
Sale Notice for Sale of Immovable Properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

**A/c: M/s Babli Stores (Prop. Shri Mohd. Razi Ahmad) (A/c No 50223787310)
with Indian Bank (Erstwhile Allahabad Bank), Branch : Axis University Campus, Hathipur, Kanpur**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Constructive** Possession of which has been taken by the Authorised Officer of **Indian Bank (Erstwhile Allahabad Bank), Branch : Axis University Campus, Hathipur, Kanpur** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.07.2026**, for recovery of **Rs.40,20,752.00 (Rupees Forty Lakhs Twenty Thousand Seven Hundred Fifty Two Only)** as on **06.07.2026** with further interest, costs, other charges and expenses thereon from **07.07.2026**, due to **Indian Bank (Erstwhile Allahabad Bank), Branch : Axis University Campus, Hathipur, Kanpur**, Secured Creditor, from –

1. M/s Babli Stores (**Borrower**)
(Prop: Sri Mohd. Razi Ahmad)
Address: 93/19, Rizvi Road, Nai Sadak, Kanpur Nagar
2. Shri Mohd. Razi Ahmad S/o Shri Mohd. Nurul Huda (**Proprietor/Borrower/Guarantor/Legal Heirs of Mortgagor & Guarantor Late Intijar Bano W/o Shri Mohd. Razi Ahmad**)
R/o: House No. 44/397, Chak No.44, Boochad Khana, Moolganj, Kanpur Nagar
3. Shri. Mohd. Farhan Ahmad S/o Shri Mohd. Razi Ahmad (**Legal Heirs of Mortgagor & Guarantor Late Intijar Intijar Bano W/o Shri Razi Mohd. Ahmad**)
R/o: House No. 44/397, Chak No.44, Boochad Khana, Moolganj, Kanpur Nagar

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

(I) Detailed description of the Property	All that part & parcel of land & Building of Flat situated at entire First Floor of House No. 44/397, Buchad Khana, Nai Sadak, Kanpur Nagar. Area of Property: 39.483 Sq. Mtrs. Undivided Proportionate Share of Land Area: 7.847 Sq. Mtr Owner of the Property: Smt. Intijar Bano W/o Shri Razi Ahmad Boundaries of entire Premises: East : House No. 44/396 West : House No. 44/398 North : House No. 44/395 South : 10 Ft. wide Gali
Encumbrances on property if any	Not Known
Reserve Price	Rs.16,31,000/- (Rupees Sixteen Lakhs Thirty One Thousand Only)
EMD Amount	Rs.1,63,100/- (Rupees One Lakh Sixty Three Thousand One Hundred Only)
Bid incremental amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider: https://www.ebkcray.in	27.07.2026 11.00 AM – 5.00 PM
Property ID No.	IDIB658620

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.ebkcray.in>) 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 **25.07.2026** 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://www.ebkcray.in>) 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.	A/c. Name	Branch Name	IFS Code
50144532778	AUTHORISED OFFICER	SWAROOPNAGAR, KANPUR	IDIB000S810

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.