

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: Mrs. Foolmati & Mr. Chandrashekhar (A/c No. 50428050590)

with Indian Bank (Erstwhile Allahabad Bank), Branch: Unnao Main Distt. Unnao

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: Unnao Main Distt. Unnao 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.3,03,284.00 (Rupees Three Lakhs Three Thousand Two Hundred Eighty Four 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: Unnao Main Distt. Unnao, Secured Creditor, from –

- (1) Mrs. Foolmati W/o Mr. Chandrashekhar (Borrower / Mortgagor)
R/o: 727, Mishra Colony, Civil Lines, Unnao (U.P.) - 209801
- (2) Mr. Chandrashekhar S/o Mr. Gola Prasad (Co-Borrower)
R/o: 727, Mishra Colony, Civil Lines, Unnao (U.P.) - 209801

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 and parcel of land and building consisting of House No. OLD 462, New No.727 situated at WARD No.10, Civil Line (Mishra Colony), Unnao Area of the Property: 55.76 Sq. Meter Owner of the Property: Mrs. Foolmati W/o Mr. Chandrashekhar Boundaries: East : House of Sanjeev Srivastava West : House of Khuman Prasad North : Rasta 10 Ft. South : House of Madhuri Shukla
Encumbrances on property if any	Not Known
Reserve Price	Rs.25,14,000/- (Rupees Twenty Five Lakhs Fourteen Thousand Only)
EMD Amount	Rs.2,51,400/- (Rupees Two Lakh Fifty One Thousand Four 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.ebkroy.in	27.07.2026 11.00 AM – 5.00 PM
Property ID No.	IDIB455016

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.ebkroy.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.ebkroy.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.

3. 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 be borne by the Successful Bidder only at the time of depositing the balance 75% of the bid amount.