

NOTICE OF SALE

Ref: IB/Sulekha/2026-27/1

Date :-17/07/2026

Notice of sale under Rule 9(1) 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.Sulekha W/o Mr.AshokVerma (Borrower & Mortgagor)**

Address –59,Muktanand Nagar, Gopalpura Mode, Tonk Road, Durgapura, Jaipur, Raj.-302018

2. **Mr.AshokVermaS/o Mr.RamdevVerma (Co-Borrower)**

Address –59,Muktanand Nagar, Gopalpura Mode, Tonk Road, Durgapura, Jaipur, Raj.-302018

3. **Mrs.SunitaKanwar W/o Mr.Raghuveer Singh (Guarantor)**

Address 1 –400, Surya Nagar, RidhiSidhiChoraha, Gopalpura Bypass, Jaipur(Raj.) 302018

Address 2- 273, Triveni Nagar, Sitaram Nagar, KachhiBasti,Gopalpura Bypass, Jaipur(Raj)-302018

Sub: LoanAccount-NPA A/c Mrs.Sulekha W/o Mr.AshokVerma (Borrower & Mortgagor), Mr.AshokVerma S/o Mr.RamdevVerma (Co-Borrower), Mrs.SunitaKanwar W/o Mr.Raghuveer Singh (Guarantor) Housing Loan-6639942863, Branch- Jaipur.

-Mrs.Sulekha W/o Mr.Ashok Verma (Borrower & Mortgagor), Mr.AshokVerma S/o Mr.RamdevVerma (Co-Borrower), Mrs.SunitaKanwar W/o Mr.Raghuveer Singh (Guarantor) availed Housing loan facilities from Indian Bank, JaipurBranch, the repayment of which is secured by Mortgage of schedule 1 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 **11.09.2025** 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 for **amount of Rs.11,65,807.00/- (Rupees Eleven Lakh Sixty Five thousand Eight hundred Seven only)** as on **10.09.2025** with further interest, costs, other charges and expenses thereon. You failed to make payment despite Demand Notice dated **11.09.2025**

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 **04.12.2025** 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, **30 days notice** of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **10.09.2025, Rs.11,65,807.00/- (Rupees Eleven Lakh Sixty Five thousand Eight hundred Seven only)** is with further interest, costs, other charges and expenses thereon from 11.09.2025.

The date of sale is fixed as **27.08.2026** 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 **22.08.2026 to 23.08.2026** between **10.00 am to 5.00 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://baanknet.com>)(PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal <https://baanknet.com>(PSB Alliance Pvt. Ltd.) 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 **06.08.2026** in the portal. The registration, eKYC 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://baanknet.com>) (PSB Alliance Pvt. Ltd.) **for depositing in bidders 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 therefore.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No. : 6239260942	Branch Name : MalviyaNagar,Jaipur
A/c Name : INDIAN BANK ZONAL OFFICE JAIPUR	IFSC Code : IDIB000M314

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 and whatever there 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 (in Rs.)	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that Part and Parcel of the property consisting of:-Flat No.101, Plot No.84, Shree DaduDayal Nagar, A Block, Kalyanpura, MuhanaMandi, Tehsil-Sanganer, Jaipur, Rajasthan admeasuring 564 Sqft. of land and built up area of 451 Sqft. in the name of Mrs.Sulekha W/o Mr.AshokVerma boundaries as under :- East: 40' Wide Road West : Plot No.87 North: Plot No.85 South: Plot No.83	Rs.157500 0/-	Rs.157500/- <u>Last Date of EMD</u> :24.08.2026 upto 5:00 PM Bid Increment Value - Rs.10000/- And Bid increment Time -10 minutes	27.08.2026 from 11:00 AM to 5:00 PM (with unlimited extension of 10 minutes' duration each till the conclusion of the sale) Property ID No. : IDIB3279715170A	Nil to the best knowledge of Authorized Officer

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

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 Helpdesk No.8291220220.

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

Place: Jaipur

Date: 17.07.2026

(AUTHORISED OFFICER)

