

APPENDIX- IV-A" [See proviso to rule 8 (6)/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 8 (6) of the Security Interest (Enforcement) Rules, 2002

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/Physical** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **IB Gorakhpur** branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.08.2026** (mention Date of Sale), for recovery of Rs. **10767483.26 (Rupees One Crore Seven Lakh Sixty Seven Thousand Four Hundred Eighty Three & Twenty Six Paise Only)** as on **13.07.2026 &** further interest & other charges due to the Indian Bank, **Gorakhpur** branch, Secured Creditor, from **M/s. S B Agencies (Prop: Mr. Liaquat Hussain Khan), Mr. Liaquat Hussain Khan S/o- Haji Raiasat Hussain Khan (Borrower & Mortgagor), & Mrs. Shahnaz Begum W/o- Mr. Liaquat Hussain (Guarantor), all residents of 127, Shahmaroof Ward No. 68, Gorakhpur (U.P.)- 273001** (Name and address of the borrower(s) and mention Name and address of guarantor(s).

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

All that Part & Parcel of the Property in the name of Mr. Liaquat Hussain Khan S/o- Haji Raiasat Hussain Khan situated at H. No. C/101/127, Mauza- Shahmaroof, Tappa-Kasba, Pargana- Haweli, District-Gorakhpur, Registered at Sub-registrar Sadar, District-Gorakhpur (U.P.) vide Sale Deeds No. 4741 at Bahi No. 1, Zild-3186, Page No. 316-317 dated 13.02.1990.

Bounded as per Deed: North-H/o Shri Abrar Ali (advocate), South- Gali Nagar Palika Gorakhpur, East- Gali, West- Road.

As per Site Visit: North: H/o Shri Iltiza Hussain & others, South- H/o- Shri Mustafa & others there after Gali, East-Gali, West- Shahmaroof Main Road.

A total of 25 Shops have been mortgaged, out of which 19 shops are intended to be brought to sale. The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets (19 shops) is fixed as mentioned in the schedule:

SL No.	Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction	Property ID	Prior Encumbrance: Nil as known to the Bank
1	At Lower Ground Floor - A1	1244000	124400	Date 27.08.2026 Time: 10.00 am to 4.00 pm	IDIBGKP1665LGFA1	
2	At Lower Ground Floor - A12	1400000	140000		IDIBGKP1665LGFA12	
3	At Lower Ground Floor - A13	1400000	140000		IDIBGKP1665LGFA13	
4	At Lower Ground Floor - A17	1334000	133400		IDIBGKP1665LGFA17	
5	At Lower Ground Floor - A18	1368000	136800		IDIBGKP1665LGFA18	
6	At Upper Ground Floor - A12	1787000	178700		IDIBGKP1665UGFA12	
7	At Upper Ground Floor - A13	1787000	178700		IDIBGKP1665UGFA13	
8	At Upper Ground Floor - A14	2792000	279200		IDIBGKP1665UGFA14	
9	At Upper Ground Floor - A15	1726000	172600		IDIBGKP1665UGFA15	
10	At Upper Ground Floor - A17	1706000	170600		IDIBGKP1665UGFA17	
11	At Upper Ground Floor - A18	1748000	174800		IDIBGKP1665UGFA18	


Authorised Officer
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12	At Upper Ground Floor - A19	1367000	136700	IDIBGKP1665UGFA19
13	At Upper Ground Floor - A20	1590000	159000	IDIBGKP1665UGFA20
14	At First Floor - A3	1554000	155400	IDIBGKP1665FFA3
15	At First Floor - A4	1590000	159000	IDIBGKP1665FFA4
16	At First Floor - A17	974000	97400	IDIBGKP1665FFA17
17	At First Floor - A18	1488000	148800	IDIBGKP1665FFA18
18	At First Floor - A19	1367000	136700	IDIBGKP1665FFA19
19	At First Floor - A20	1488000	148800	IDIBGKP1665FFA20

Bid Incremental amount: 10000/-

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 **27.08.2026** i.e the e-Auction Date and before the e-auction end 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
50088715889 - AUTHORISED OFFICER ALLAHABAD BANKNADESAR BRANCH	IDIB000N505

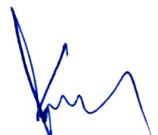
In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

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.**
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
8. 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.baanknet@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>**

9. 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>
10. 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>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.
12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
13. 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.
14. 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.
15. 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.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed of their being declared as a successful bidder through SMS/ email. (on mobile No/email address given by them/ registered with the service provider).
17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **IB Gorakhpur** Branch Tel./Mobile No. **8448107674**
19. 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 enquiries 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).

Place: Gorakhpur
Date: 14.07.2026


(Authorised Officer)