



Branch: SAM Branch, Distt. Lucknow (UP) 226001
Phone: M-8397913078, Email: recoverylucknow@indianbank.co.in

Dated: 18.07.2026

APPENDIX- IV-A" [See proviso to rule 8 (6)]
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 properties mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Indian Bank, SAM Branch, Lucknow, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is basis" on **12.08.2026**, for recovery of **Rs.1,55,47,867.00 (Rs. One Crore, fifty five lakhs, forty seven thousand, eight hundred sixty seven only)** as on **16.07.2026** with further interest, costs, other charges and expenses thereon from **16.07.2026** due to the Indian Bank, SAM Branch, Distt. Lucknow (UP) Secured Creditor, from:

1.M/s Shama Auto Sales (Borrower) Prop: Abdul Qayyum s/o Md. Jaki r/o Rehra Bazaar Utraula, Balrampur (UP) Pin 27120
2 Mr. Abdul Qayyum s/o Md Jaki (Borrower & Mortgagor) r/o Rehra Bazaar , Utraula Uttar Pradesh Pin 271201
3. Mr Abdul Rahman (Guarantor) s/o Md Shabeel r/o Rehra Bazar, Utraula Uttar Pradesh Pin 271201
4. Mr Furkhanulla (Guarantor) s/o Faizanullah r/o Rehra Bazar , Utraula Uttar Pradesh Pin 271201
5. Mrs Tashrifun Nisha (Guarantor & Mortgagor) w/o Abdul Rahman R/o Rehra Bazar, Utraula Uttar Pradesh 271201
6. Mrs Arshun Nisha (Guarantor & Mortgagor) w/o Abdul Rahman R/o Rehra Bazaar Utraula (UP) Pin 271201
7. Mr Mohammad Ahmad (Guarantor & Mortgagor) Abdul Qayoom R/o Rehra Bazaar Utraula (UP) Pin. 271201

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

Detailed description of the Property	Property 1 : IDIB6423202463. Land and Building Sale Deed NO 4439/15.09.11 registered with Sub Registrar Utraula on 15.09.2011, Bahi Pustak NO – 1 Khand / Zild No 3131, Page NO 339 to 362 in the name of Abdul Qayoom Plot No 1181/0.0930, Area 1750 sq ft at Village Rehra , Pargana Sadullanagar, Tehsil _ Utraula Distt Balrampur North : House of Guru Bachan South : Land of Seller East : Land of Seller West PWD Road Mankapur Utraula Property 2: IDIB6423202464: Immovable Property Deed No – 4838/08.09.2015 registered with Sub Registrar Utraula on 08.09.2015 at Bahi Pustak NO -1 , Khand / Zild No – 4013, Page No 15 to 28 in the name of Arshun Nisha w/o Abdul Rahman & Tashriful Nisha w/o Mr Abdul Qayoom , Plot NO -701, Min/0.1700, Area 850 sq ft, at Village Jakhauli Pargana Sadullanagar Tehsil Utraula Balrampur North : House of Hanif South : House of Anil Ojha East : Road West : House of Jamuurnishia
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Property 3: IDIB6423202465: Immovable Property of Deed No – 2242/05.04.2019 Registered with Sub Registrar Utraula on 05.04.2019 at Bahi / Pustak NO -1 Khand / Zild No – 5217 Page No – 145 to 178 in the name of Mr Mohammad Ahmad Plot no 1731/0.0320, 1732 min/0.0120 & 1732 min/0.0160, Area 219 sqr mtr

North: Road PWD Road to Mankapur to Sadullanagar

East : House of Sri Rasul Hazi

South: House of Sri Gobray

West : House of Abdul Rahman

Encumbrance on property	Not Known to Bank
Reserve Price	1. Property 1 : IDIB6423202463: (Rs. 75,50,000/-) 2. Property 2: IDIB6423202464: (Rs. 14,22,000/-) 3. Property 3: IDIB6423202465: (Rs. 26,80,000/-)
EMD Amount	1. Property 1: IDIB6423202463: (Rs. 7,55,000/-) 2. Property 2: IDIB6423202464: (Rs. 1,42,200) 3. Property 3: IDIB6423202465: (Rs. 2,68,000/-)
Bid incremental Amount	Rs.50,000/-
Date and time of e-auction at the platform of e-auction Service Provider https://www.baanknet.com	Date: 12.08.2026 Time: 11:00 A.M to 04:00 P.M
Property ID	1. IDIB6423202463 2. IDIB6423202464 3. IDIB6423202465

The intending Bidders/ Purchasers are requested to register with online portal (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 EMD Wallet by 11.08.2028 i.e on or 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 (**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 date of auction 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.





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Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Account No. 21781483876 Name: AUTHORISED OFFICER ACCOUNT	HAZRATGANJ BRANCH, LUCKNOW IFSC: IDIB000H561

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.

- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – IA of Income Tax Act 1961 and TDS is to be deducted only at the time of depositing the balance 75% of the bid amount.
- On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
- All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
- 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.
- The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- Platform (BAANKNET.com) for e-Auction will be provided by our e Auction service provider M/S PSB Alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower. Near Wadala Truck Terminal, Wadala East, Mumabi-400037 (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 BAANKNET.com.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) BAANKNET.com
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from BAANKNET portal (BAANKNET.com).
- The intending Bidders / Purchasers are requested to register on portal (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 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 interest bidder will be able to bid on the date of e-auction.
- Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- 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.
- Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.
- 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.
- 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).
- For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Branch, Lucknow.

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Indian Bank

इलाहाबाद

ALLAHABAD

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18. 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).

Disclosure : SA No.858 of 2024 is pending in DRT Allahabad

Place: Lucknow

Date:18.07.2026

For Indian Bank
Nannu
Authorized Officer
Indian Bank

Gm