

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

Sultanpur Main Branch, Opposite Bus Stand Sultanpur 228001

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SUBSEQUENT SALE

Branch: Sultanpur Main

Phone No: 8127365167

E-Auction Sale Notice for sale of Immovable Assets under Rule 8(6) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 r/w proviso of Rule 9(1) of the Security Interest (Enforcement) Rules.

To,

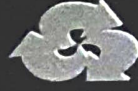
(1) Amit Kumar Srivastava S/O late Atul Kumar Shrivastav House No-364, Atul Plaza, Civil Lines Sultanpur 228001	(Borrower/mortgagor)
(2) Ajit Srivastava S/O Late Atul Kumar Srivastava House No-364, Atul Plaza, Civil Lines Sultanpur 228001	(Borrower/Mortgagor)
(3) Sri Alok Kumar Srivastava s/o Atul Kumar Srivastava House No-364, Atul Plaza, Civil Lines Sultanpur 228001	(Borrower/Mortgagor)
(4) Ashish Kumar Srivastava s/o Atul Kumar Srivastava House No-364, Atul Plaza, Civil Lines Sultanpur 228001	(Borrower/Mortgagor)
(5) Anjani Kumar Srivastava s/o Atul Kumar Srivastava House No-364, Atul Plaza, Civil Lines Sultanpur 228001	(Borrower/Mortgagor)
(6) Sri Arvind Srivastava S/o Adya Prasad Shrivastava, R/o Mohalla - Naya Nagar Sirwara Road, Sadar, Sultanpur 228001	(Guarantor)
(7) Ankush Kumar Srivastava S/o Ramesh Chandra Shrivastava R/o Universal Book Depot, Daak Khana Chauraha, Sultanpur 228001	(Guarantor)

Sub: Loan account – Shri Amit Kumar Srivastava & Others (A/c No 50022931851) with Indian Bank, Sultanpur Main Branch

All above mentioned borrowers availed OCC facility from Indian Bank, Sultanpur Main Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 15.07.2019 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 Borrower (s), Guarantor(s) liable to the Bank to pay the amount due to the tune of **Rs.53,66,549.00/- (Rupees Fifty Three Lakhs Sixty Six Thousand Five Hundred Forty Nine Only)** (as on 14.07.2019) with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 15.07.2019

प्रमाणित अधिकारी / Authorised Officer
for-Indian Bank/Allahabad

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As all above mentioned borrowers and guarantors failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 15.10.2019 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect 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 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days' notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 17.07.2026 is **Rs. 1,52,65,298/- (Rupees One Crore Fifty-Two Lacs Sixty-Five Thousand Two Hundred Ninety-Eight Only)** with further interest, costs, other charges and expenses thereon from 17.07.2026.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 07.08.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **18.07.2026 to 06.08.2026** between **10.00 am to 4.00 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 10.09.2025 i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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 therefor.

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प्राधिकृत अधिकारी / Authorised Officer

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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 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
98741044312, The Authorized Officer, Indian Bank Sultanpur Branch	Branch: Sultanpur IFSC : IDIB000L564

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" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non-suit filed account)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (This portion may be retained if it is a suit filed account)

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	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
(1) All that part and parcel of the property measuring 463.54sq. ft Plot No. 535M, House No.	Rs. 1,04,40,000/- (One Crore Four Lacs	Rs. 10,44,000/- (Ten Lacs Forty Four	On 07.08.2026 between 11.00 A.M to 4.00 P.M. with unlimited extension with 10	NIL

प्रमुख अधिकारी / Indian Bank/Allahabad

प्राधिकृत अधिकारी / Authorised Officer

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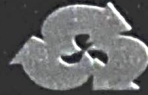
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364/1(New), 359&247(old), situated at Civil line, Chhawani Sadar, Post -Sadar, Pergana- Meeranpur Tahsil Sadar, Sultanpur. U.P. vide Deed No. 2952, Book No-1, Volume No- 2400, Page No. 89 to 104 dated 16.06.2003, Registered in Sub Registrar office Sadar Sultanpur. bounded as under: East: Metro Medical Store West: House of Sujit North: Ambey Sahay Road South: Sirwara Road (2) All that part & parcel of the property measuring 2109 sq.ft. Plot No. 536M House No. 364(New), 359 & 247 (old), Situated at Civil line, Chhawani Sadar, Post- sadar, Pergna MeeranprTahseel Sadar, Sultanpur, U.P. Vide Deed No. 5226, Book No. 1, Volume No- 2073, Page No 15 to 30, dated 07.11.2001, Registered in Sub Registrar Office Sadar Sultanpur. bounded as under: East- House of Sujit Kumar West- House of Avinash Kumar North- Road South- Road (Both Properties are in the name of Shri Amit Kumar, Ajit Kumar, Alok Kumar, Ashish Kumar, Anjani Kumar S/o Late Atul Kumar Shrivastava)	Forty Thousand Only)	Thousand Only)	minutes each IDIB10284908194	
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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.ebkray@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.ebkray@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>.

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Place: SULTANPUR

AUTHORISED OFFICER

Date: 17.07.2026