



ANNEXURE VIII

NOTICE OF SALE

Branch :-Ragjgurur Nagar

Phone :-76819-35118

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. MrsSundraW/o Ramesh Chand R/o. H.No. 14, Village Phullanwal, AbadiVikramaditta Colony, Hadbast No.278 Uidhiana-141013
2. Kuldeep Kumar S/o Sh. Ramesh Chand R/o H.No. 14, Village Phullanwai, AbadiVikramaditta Colony, Hadbast No.278 Uidhiana-141013
3. Sandeep Kumar S/o Sh. Ramesh Chand R/o H.No. 14, Village Phullanwai, AbadiVikramaditta Colony, Hadbast No.27& Ludhiana-141013

Sub:Your Home Loan account No. 50364356938with Indian Bank, Rajgurunagar Branch - Reg

Mrs Sundra, Kuldeep Kumar and Sandeep Kumar availed Home with Indian Bank, Rajguru NagarBranch the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". They failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 13.05.2021 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 1903597.77/- (in words Nineteen Lakh three thousand five hundred ninety seven and paisa seventy seven only)as on 13.05.2021 with further interest, costs, other charges and expenses thereon. Borrower failed to make payment despite Demand Notice dated 13.05.2021.

As Mrs Sundra , Kuldeep Kumar And Sandeep Kumar failed to make payment despite Demand Notice, The Authorized Officer took possession of the schedule mentioned properties under the Act on dated 23.11.2021 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 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.~~

*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 22.07.2026 is Rs.1778513/- (Rupees seventeen lakhs sevnty eight thousands five hundred and thirteen only) with further interest, costs, other charges and expenses thereon from 23.07.2026

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 10.08.2026 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 on 01.08.2026 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 10.08.2026 (upto 2.00PM)) as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://www.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://www.BAANKNET.com> (PSB Alliance Pvt. Ltd.)) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **10.08.2026 (upto 2.00 PM)** i.e. before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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://www.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.

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.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
6345584911 Earnest Money Deposit Account	IDIB000D029 Indian Bank, Dugri Branch

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.

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	PriorEncum bra nce
House No. 14, measuring 105 Sq. Yds., comprised in Khasra No. 40//4/1-36//24/2, Khata No. 618/646-838/858, as per jamabandi for the year 2012-2013, situated at Hno. 14 Village Phullanwal, Hadbast No. 278, Locality Known as Vikramaditta Colony, Tehsil & District Ludhiana and bounded as under: East: Passage 20' wide 21'-0 (Street) West: Neighbor 21'(Open Plot) North: Neighbor 45' -0 (Open Plot) South: Neighbor 45'(Open Plot) as per registered sale deed wasika no. 13290 dated 23/02/2017, standing in the name of Smt. Sundra Devi w/o Sh. Ramesh Chand.	16,56,000/-	1,65,600/-	Nil
ate,Timefore-auction , id increase amount and ropertyIDNo.	10.08.2026 , 10.00 AM to 05.00 PM Bid Increase Amount- 20000/- (PROPERTY ID : IDIBLDH30209613984)		

Bidders are advised to visit the website (<https://www.BAANKNET.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call **PSB AlliancePvt.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 AlliancePvt. 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://www.BAANKNET.com> and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use above mentioned details while searching for the property in the website with <https://www.BAANKNET.com>.

Place: Ludhiana
Date: 23.07.2026

AUTHORISED OFFICER
कृते इंडियन बैंक/For INDIAN BANK
प्राधिकृत अधिकारी/Authorised Officer