

SCO-90-91-92, Sector 8 C, Madhya Marg, Chandigarh-160018, Phone No. 0172-5047188,
Email ID: sam.chandigarh@indianbank.bank.in

ANNEXURE VIII
05-08-2026

NOTICE OF SALE

Ref No. 135

Branch: SAM, Chandigarh
Phone No: 9814853264

Notice of sale under Rule 6(2) & 8(6) / 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,

Mrs Jyoti Chhabra W/o Sh. Mahesh Chhabra (Borrower & Mortgagor)

Address1: - House Number 1652, 3B2 Mohali, Punjab, Pin Code- 160059

Address2:- H No 963/17, Model Town, Kharar, District SAS Nagar. Pin Code-140301.

Mr. Mohit Chhabra S/o Sh. Mahesh Chhabra (Co-Borrower)

Address1: - House Number 1652, 3B2 Mohali, Punjab, Pin Code- 160059.

Mr. Saurabh Chhabra S/o Sh Mahesh Chhabra (Co-Borrower)

Address1: - House Number 1652, 3B2 Mohali, Punjab, Pin Code- 160059.

Address2: - Shop/Booth No. 520, Phase 3B1, Mohali Pin Code-160059

Address3: - Shop/Booth No. 519, Phase 3B1, Mohali Pin Code-160059

Sub: Loan account – Jyoti Chhabra, Mohit Chhabra & Saurabh Chhabra (A/c No. 50328221868) with Indian Bank, SAM Chandigarh Branch.

Mrs. Jyoti Chhabra, Mr. Mohit Chhabra & Mr. Saurabh Chhabra availed Credit facility from Indian Bank, SAM Chandigarh Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mrs. Jyoti Chhabra, Mr. Mohit Chhabra & Mr. Saurabh Chhabra failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 12.06.2018 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) Mrs. Jyoti Chhabra, Mr. Mohit Chhabra & Mr. Saurabh Chhabra to the Bank to pay the amount due to the tune of Rs. 60,31,941/- (Rupees Sixty Lakhs Thirty One Thousand Nine Hundred Forty One only) as on 11-06-2018 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 12.06.2018.

As Mrs. Jyoti Chhabra, Mr. Mohit Chhabra & Mr. Saurabh Chhabra failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 19-09-2018 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.

दबावग्रस्त आस्तियाँ प्रबंधन (एस.ए.एम.) शाखा चण्डीगढ़
STRESSED ASSETS MANAGEMENT (SAM) BRANCH CHANDIGARH

SCO-90-91-92, Sector 8 C, Madhya Marg, Chandigarh-160018, Phone No. 0172-5047188,
Email ID: sam.chandigarh@indianbank.bank.in

*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 04-08-2026 is Rs. 1, 31, 97,201/- (Rupees One Crore Thirty One Lakhs Ninety Seven Thousand Two Hundred One Only) with further interest, costs, other charges and expenses thereon from 05-08-2026.

The date of sale is fixed as 27-08-2026 (Thursday) 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 06-08-2026 to 26-08-2026 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 26-08-2026 (17:00 hrs) i.e. one day prior to the e-Auction Date. The registration and e-KYC 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.

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
50319613017	Sector 17 B Chandigarh



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Authorized Officer Indian Bank SAM Branch Chandigarh	IDIB000C538
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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, as is what is and whatever there is" basis, and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities and boundaries of properties etc. It is upon the bidder to investigate the actual position on site and with respective authorities/departments for above.

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 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	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Rights under Tripartite Agreement of property situated at Flat No. 1802, Block A-1, 18 th Floor, Amazon – The Defence County, Sector 30, Panchkula, Haryana in the name of Mrs. Jyoti Chhabra W/o Mr. Mahesh Chhabra	Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)	Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)	27-08-2026 (Thursday) from 11:00 Am to 04:00 PM). Property ID – IDIB1441	Not known to the Bank. *

*Interested bidder to verify pending dues from builder/any other department.
Bank shall not be responsible for any dues pending on property.

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.





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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: Chandigarh
Date: 05-08-2026

AUTHORISED OFFICER