इंडियन बैंक
(भारत सरकार का उपक्रम)

Indian Bank
(A Govt. of India Undertaking)

इलाहाबाद ALLAHABAD

NOTICE OF SALE

Branch: MULUND

Notice of sale under Rule 8(6) read with 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,

1.	M/s Trishala Traders (Proprietor-Mr. Rajesh Sonar) Nickson Compound, Ducline Khindipada Compound, Mulund West Mumbai 400078
2	Mrs. Parvati Rajesh Sonar [Guarantor) Nicksan Compound, Ducline, Khindipada , Mulund West, Mumbai 400 078

Sub: Loan account – M/s **Trishala Traders (Proprietor-Mr. Rajesh Sonar)** (A/c No Term Loan–6162405567,6198276162 with Indian Bank, Mulund

M/s Trishala Traders (Proprietor-Mr. Rajesh Sonar) availed OCC facility from Indian Bank, Mulund the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Trishala Traders (Proprietor-Mr. Rajesh Sonar) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **01.10.2018** 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) Mr. Rajesh Sonar_liable to the Bank to pay the amount due to the tune of Rs. **15,46,830.00** (Rupees fifteen lakh forty-six thousand eight hundred thirty Only) as per demand notice dated 01.10.2018 with total amount of 13057875.00 (Rupees One crore thirty lakh fifty-seven thousand eight hundred seventy-five Only) with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notices dated 01.10.2018

As Rajesh Sonar and Mrs. Parvati Rajesh Sonar failed to make payment despite Demand Notices, the Authorized Officer took possession of the schedule mentioned properties under the Act 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

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Ghatkopar (East) Br., Mumbai

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 10.08.2026 is Rs. 1,32,37,239 (Rupees One crore thirty two lakh thirty seven thousand two hundred thirty-nine Only) with further interest, costs, other charges and expenses thereon from 11.08.2026

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 27/08/2026 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 18.08.2026 to 20.08.2026 between 10.00 am to 5.00 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 eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 26.08.2026 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 therefore.

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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
Account Number – 6097229831 Account Name – E auction EMD account Mumbai Zone.	Branch Name – Indian Bank Nariman Point IFSC - IDIB000N052

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 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/decree 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 known to bank
Flat no 001, Ground Floor, A wing Shree Ganesh Sankul CHSL, Shree Ganesh Nagar, B.R Nagar Agason Road,	1500000	150000	Date: 27/08/2026 Time: 11:00 A.M. to 05:00 P.M. Property ID: IDIB000TRISHALA	NILL

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Behind Bharat Dari & Aakansha Hall, Diva (East) Dist –Thane - 400612, Maharashtra, Thane-400612				

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.

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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AUTHORISED OFFICER

Place: Mumbai
Date: 10.08.2026