



Branch- SwaroopNagar(4071), Kanpur
113/217 opposite Allen Kids School Swaroop Nagar Kanpur 208002

Date: 03.07.2026

ANNEXURE-VIII

NOTICE OF SALE

(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)

**A/c: M/s Monica Collection (A/c No. 50310217192, 50520262485, 50520398563)
with Indian Bank (Erstwhile Allahabad Bank), Branch: Swaroop Nagar, Kanpur**

To,

1. **M/s Monica Collection Prop. Smt. Madhu Tekchandani (Borrower)**
Shop no. A-1 and A-2 on lower ground floor basement, Super Hamraz Complex, on premises no. 80/79 D-E, Cooperganj, Kanpur Nagar 208001
2. **Sri Ashok Tekchandani s/o Late Bassar Mal (Mortgagor/ Guarantor)**
 - a. Shop no. A-1 and A-2 on lower ground floor basement, Super Hamraz Complex, on premises no. 80/79 D-E, Cooperganj, Kanpur Nagar 208001
 - b. 118/212, 1st floor, Kaushalpuri, Kanpur
3. **Smt Madhu Tekchandani w/o Sri Ashok Tekchandani (Proprietor/guarantor)**
 - a. Shop no. A-1 and A-2 on lower ground floor basement, Super Hamraz Complex, on premises no. 80/79 D-E, Cooperganj, Kanpur Nagar 208001
 - b. 118/212, 1st floor, Kaushalpuri, Kanpur

Sir/Madam,

M/s Monica Collection (Prop. Smt Madhu Tekchandani) had availed OCC facility from **Indian Bank** (Erstwhile Allahabad Bank), Branch : Swaroop Nagar, Kanpur, , the repayment of both loans /advances which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Monica Collection (Prop. Prop. Smt Madhu Tekchandani)** had failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 10.07.2023 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)/Legal Hiers : **M/s Monica Collection (Prop. Smt Madhu Tekchandani), Sri Ashok Tekchandani, Smt Madhu Tekchandani** liable to the Bank to pay the amount due to the tune of Rs.64,65,244.00(Rupees Sixty Four Lakhs Sixty Five Thousand Two hundred Forty Four only) as on 10.07.2023 with further interest, costs, other charges and expenses thereon. You have failed to make payment despite Demand Notice dated 10.07.2023.

As **M/s Monica Collection (Prop. Smt Madhu Tekchandani), Sri Ashok Tekchandani, Smt Madhu Tekchandani** failed to make payment despite Demand Notice, the Authorized Officer took Possession of the schedule mentioned properties under the Act on 20.12.2024 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.

 कृते इण्डियन बैंक
For INDIAN BANK
इलाहाबाद & ALLAHABAD


प्राधिकृत अधिकारी / Authorised Officer
स्वरूप नगर, कानपुर
कोड नं-210071



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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, 30days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 03.07.2026 in M/s Monica Collection OCC a/c is Rs.1,02,83,225.00 (Rupees One Crore Two Lakhs Eighty-Three Thousand Two Hundred Twenty-Five Only) and with further interest, costs, other charges and expenses thereon from 04.07.2026.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 17.08.2026 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 03.07.2026 to 16.08.2026 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 eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 17.08.2026 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 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 Conformation 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.	A/c. Name	Branch Name	IFS Code
50144532778	AUTHORISED OFFICER	SWAROOPNAGAR, KANPUR	IDIB000S810

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 etc.

कृत इण्डियन बैंक
For INDIAN BANK
इलाहाबाद & ALLAHABAD

प्राधिकृत अधिकारी / Authorised Officer
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इलाहाबाद
Indian Bank
ALLAHABAD
Branch- SwaroopNagar(4071), Kanpur
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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.

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 (Rs.)	EMD (Rs.)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that part & parcel of Land & Building Situated at Shop no. A-1 and A-2 on lower ground floor basement, Super Hamraz Complex, on premises no. 80/79 D-E, Cooperganj, Kanpur Nagar 208001 Area of the Property: 26.85 Sq. Mtr Name of the Owner of the Property: Sri Ashok Tekchandani s/o Late Bassar Mal Boundaries: East : Premises no. 80/76 West : Common passage 11.00 ft North : Wall of said premises South : Private shop no. A-3	38,45,400/-	3,84,540/-	17.08.2026 11 AM to 5 PM IDIB301765 53508	Not Known

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>.

Place: Kanpur

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