

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

O/c

Branch: Hazratganj
Phone No:

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,

S No	Name	Address
1	M/s Viddut Kumar Jain Proprietor Mr. Viddut Kumar Jain (Borrower)	Registered Address: Kundan Bhawan, Sector-23, Indira Nagar, Lucknow- 226016 23/6, Prakash Lok, Sector-23, Indira Nagar, Lucknow- 226016 Khasra No. 155MI, Tehsil- Nawabganj, Pargana- Dewa, Faizabad Road, Safedabad, Barabanki- 225003
2	Mr. Viddut Kumar Jain S/o Mr. Sitab Chand Jain (Proprietor/ Guarantor/ Mortgagor)	26/3, Sri Saurabh Sagar Complex, Sector-23, Amrapali Market Chauraha, Indira Nagar, Lucknow- 226016 H.No. 23/6, Kundan Bhawan, Sector- 23, Indira Nagar, Lucknow- 226016
3	Mrs. Vandana Jain W/o Mr. Viddut Kumar Jain (Guarantor/ Mortgagor)	6, Prakash Lok, Near Amrapali Chauraha, Sector- 23, Indira Nagar, Lucknow- 226016 H.No. 23/6, Kundan Bhawan, Sector- 23, Indira Nagar, Lucknow- 226016
4	Mr. Animesh Jain S/o Mr. Viddut Kumar Jain (Guarantor/ Mortgagor)	6/23, Prakash Lok, Sector- 23, Amrapali Market, Indira Nagar, Lucknow- 226016 6, Prakash Lok, Sector-23, Indira Nagar, Lucknow- 226016

**Sub: Your loan account/s 6621276618 & 6577862792 with
Indian Bank Hazratganj Branch – Reg.**

M/s Viddut Kumar Jain availed Cash Credit and Bank Guarantee (Acc No. 6621276618 & 6577862792), facility from Indian Bank, Hazratganj Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Viddut Kumar Jain failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 16.05.2026 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 1. M/s Viddut Kumar Jain Proprietor Mr. Viddut Kumar Jain (Borrower), 2. Mr. Viddut Kumar Jain S/o Mr. Sitab Chand Jain (Proprietor/ Guarantor/ Mortgagor), 3. Mrs. Vandana Jain W/o Mr. Viddut Kumar Jain (Guarantor/ Mortgagor), 4. Mr. Animesh Jain S/o Mr. Viddut Kumar Jain (Guarantor/ Mortgagor) liable to the Bank to pay the amount due to the tune of Rs. 15,39,66,609.26 (Rupees Fifteen Crore Thirty-Nine Lakhs Sixty-Six Thousand Six Hundred Nine and Twenty-Six Paise Only) as on 16.05.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 16.05.2026.

As M/s Viddut Kumar Jain failed to make payment despite Demand Notice, the Authorized Officer took **Symbolic possession** of the schedule mentioned properties under the Act on 03.08.2026 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.

The amount due as on 16.05.2026 is Rs. 15,39,66,609.26 (Rupees Fifteen Crore Thirty-Nine Lakhs Sixty-Six Thousand Six Hundred Nine and Twenty-Six Paise Only) with further interest, costs, other charges and expenses thereon from 17.05.2026.

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 08.10.2026 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 25.08.2026 to 06.10.2026 between 11.00 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://www.ebkray.in> (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.ebkray.in> (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 07.10.2026 i.e. before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

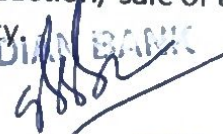
Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.ebkray.in> (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other 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
6127853725 – E- AUCTION EMD ACCOUNT	HAZRATGANJ BRANCH- IDIB000H561

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.

For INDIAN BANK

CHIEF MANAGER
AUTHORISED OFFICER

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.

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)

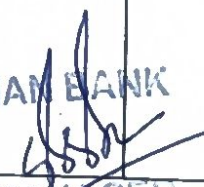
****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (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 the part and parcel of House built on Plot No. 07, part of Khasra No. 129, measuring 800 sq ft + 700 sq ft situated at Village Bastauli, Lucknow owned by Mrs. Vandana Jain W/o Mr. Viddut Kumar Jain. Cersai Asset ID: 20073893363 & 200073891276 Boundary as per deed 1: North: Plot Samiti South: Plot Samiti East: Plot Jain Sahab West: 25 feet wide road. Boundary as per Deed 2- East- Plot Samiti West- 25 feet wide road North- Plot Samiti South- Plot Ajay Kumar Jain Sale Deed 1- Bahi No. 1, Khand No. 4044, Page No. 31/50, S.No. 12385/97, on 11.12.1997 Sale Deed 2- Bahi No. 1, Khand No. 437, Page No. 317/340, S.No. 3261, on 12.10.1994	Rs. 90,78,000.00	Rs. 9,07,800.00	Date: 08.10.2026 Time- 11.00 AM. TO 4:00 PM. PROPERTY ID: IDIBLUK136H561	Not known

For INDIAN BANK

2. All the part and parcel of House built on Plot No. D-2/407, measuring 115.50 sq mtr situated at Vibhav Khand, Gomti Nagar, Lucknow owned by Mr. Viddut Kumar Jain S/o Sitab Chand Jain. Cersai Asset ID: 20068122850 Boundary as per deed: North: Plot No. 2/408 South: Plot No. 2/406 East: Plot No. 2/392 West: 9 mtr wide road Sale Deed- Book No. 1, Khand No. 4514, Page No. 383/412, S.No. 6993, on 27.08.2004	Rs. 1,13,20,000.00	Rs. 11,32,000.00	Date: 08.10.2026 Time- 11.00 AM. TO 4:00 PM. PROPERTY ID: IDIBLUK136H561	Not known
3. All the part and parcel of House No. 638/017, 18 (KH-324Sa), built on plot No. 17 & 18, part of Khasra No. 324Sa, measuring 1150 sq ft, situated at Village Chandan, Ward-Indira Priyadarshini, Lucknow owned by Mr. Viddut Kumar Jain S/o Sitab Chand Jain. Cersai Asset ID: 200073896288 Boundary as per deed: North: Others Plot South: 18 ft wide road East: Plot No. 16 West: Plot of seller Sale Deed- Book No. 1, Khand No. 4208, Page No. 331/340, S.No. 7646, on 19.06.2003.	Rs. 56,30,000.00	Rs. 5,63,000.00	Date: 08.10.2026 Time- 11.00 AM. TO 4:00 PM. PROPERTY ID: IDIBLUK136H561	Not known
4. All the part and parcel of Non-Agricultural property part of Gata No. 341/1, area 0.091 hectare situated at Village Shahjani, Pargana Mahmudabad, District Sitapur, owned by Mr. Viddut Kumar Jain S/o Sitab Chand Jain. Cersai Asset ID- 200089513995 Boundary as per Deed: East- Chak Marg West- Khet Annapurna Devi North- Khet Raju Porwal South- Khet Siddharth Jaiswal	Rs. 58,74,000.00	Rs. 5,87,400.00	Date: 08.10.2026 Time- 11.00 AM. TO 4:00 PM. PROPERTY ID: IDIBLUK136H561 For INDIAN BANK  CHIEF MANAGER AUTHORISED OFFICER	Not known



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Counter No. 12, 25-08-2026 12:07:48

GSTNo.09AAAGC0300C1ZF BkgRefID: 3135000125082085357

ChargedWeight(gms): 34 Phy.Wt(gms): 34 Vol.Wt(gms): NA(L:NA B:NA H:NA)

BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID: S420137767592 ()

Sender	Receiver
INDIAN BANK Mobile No.7678203004 HAJRATGANJ LKO	VIDYUT KUMAR JAIN Mobile No.8127968928 23 & KUNDAN BHAVAN I
LUCKNOW UTTAR PRADESH-226001	LUCKNOW UTTAR PRADESH-226018

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Booking Office Lucknow GPO (220001)

Counter No. 12, 25-08-2026 12:07:48

GSTNo.09AAAGC0300C1ZF BkgRefID: 3135000125082085357

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BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID: S420137767592 ()

Sender	Receiver
INDIAN BANK Mobile No.7678203004 HAJRATGANJ LKO	ANIMESH JAIN Mobile No.8127968928 6 PRAKASH LOK SECTOR
LUCKNOW UTTAR PRADESH-226001	LUCKNOW UTTAR PRADESH-226018

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Counter No. 12, 25-08-2026 12:07:48

GSTNo.09AAAGC0300C1ZF BkgRefID: 3135000125082085357

ChargedWeight(gms): 32 Phy.Wt(gms): 32 Vol.Wt(gms): NA(L:NA B:NA H:NA)

BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID: S420137767592 ()

Sender	Receiver
INDIAN BANK Mobile No.7678203004 HAJRATGANJ LKO	M S VIDYUT KUMAR JAIN Mobile No.8127968928 KUNDAN BHAVAN SECTOR
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GSTNo.09AAAGC0300C1ZF BkgRefID: 3135000125082085357

ChargedWeight(gms): 35 Phy.Wt(gms): 35 Vol.Wt(gms): NA(L:NA B:NA H:NA)

BaseTariff 47.00

ModeofPayment ONLINE PaymentTransactionID: S420137767592 ()

Sender	Receiver
INDIAN BANK Mobile No.7678203004 HAJRATGANJ LKO	M S VIDYUT KUMAR JAIN Mobile No.8127968928 KHGASARA NO 155MI NA
LUCKNOW UTTAR PRADESH-226001	BARABANKI UTTAR PRADESH-225003

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ChargedWeight(gms): 33 Phy.Wt(gms): 33 Vol.Wt(gms): NA(L:NA B:NA H:NA)

BaseTariff 19.00

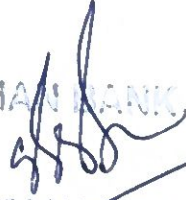
ModeofPayment ONLINE PaymentTransactionID: S420137767592 ()

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For property details and photograph of the property and auction terms and conditions please visit: <https://www.ebkray.in> and for clarifications related to this portal, please contact Helpdesk No.8291220220

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For INDIAN BANK



CHIEF MANAGER
AUTHORISED OFFICER



AUTHORISED OFFICER

Place: Lucknow

Date: 24.08.2026



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Duty Office & Pincode Indira Nagar SO(226018)

Booking Office Lucknow GPO (226001)

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BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID S420137787592 ()

Sender	Receiver
INDIAN BANK Mobile No.7878203064 HAJRATGANJ LKO	VIDYUT KUMAR JAIN Mobile No.8127968928 26 3 SRI SAURABH SAG
LUCKNOW UTTAR PRADESH-226001	LUCKNOW UTTAR PRADESH-226018

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GSTNo.09AAAGC0300C1ZF BtgRefID: 3135000125082685357

ChargedWeight(gms) 33 Phy.Wt(gms) 33 Vol.Wt(gms) NA(L:NA B:NA H:NA)

BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID S420137787592 ()

Sender	Receiver
INDIAN BANK Mobile No.7878203064 HAJRATGANJ LKO	M S VIDYUT KUMAR JAIN Mobile No.8127968928 23 6 PRAKASH LOK SEC
LUCKNOW UTTAR PRADESH-226001	LUCKNOW UTTAR PRADESH-226018

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GSTNo.09AAAGC0300C1ZF BtgRefID: 3135000125082685357

ChargedWeight(gms) 28 Phy.Wt(gms) 28 Vol.Wt(gms) NA(L:NA B:NA H:NA)

BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID S420137787592 ()

Sender	Receiver
INDIAN BANK Mobile No.7878203064 HAJRATGANJ LKO	VANDANA JAIN Mobile No.8127968928 23 6 PRAKASH LOK SEC
LUCKNOW UTTAR PRADESH-226001	LUCKNOW UTTAR PRADESH-226018

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GSTNo.09AAAGC0300C1ZF BtgRefID: 3135000125082685357

ChargedWeight(gms) 35 Phy.Wt(gms) 35 Vol.Wt(gms) NA(L:NA B:NA H:NA)

BaseTariff 19.00

ModeofPayment ONLINE PaymentTransactionID S420137787592 ()

Sender	Receiver
INDIAN BANK Mobile No.7878203064 HAJRATGANJ LKO	ANIMESH JAIN Mobile No.8127968928 6 23PRAKASH LOK SECT
LUCKNOW UTTAR PRADESH-226001	LUCKNOW UTTAR PRADESH-226018

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