



Signature

NOTICE OF SALE

ANNEXURE VIII

Branch: Gorakhpur University

Notice of sale under Rule 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. Kirti Enterprises (Prop: Mr. Satish Jaiswal), Address: Hata Road, Mathauli Bazar, Kushinagar, UP-274301	2. Mr. Satish Jaiswal S/o- Surendra Jaiswal (Proprietor cum borrower), Address: Ward No. 12, Sardar Bhagat Singh Nagar Mathauli Bazar, Kushinagar, UP-274301.	3. Mr. Surendra Jaiswal S/o- Ramvriksh Jaiswal (Guarantor & Mortgagor), Address: Ward No. 12, Sardar Bhagat Singh Nagar Mathauli Bazar, Kushinagar, UP-274301
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Sub: Loan account – M/s. Kirti Enterprises (Prop: Mr. Satish Jaiswal) -7978456857 of our Gorakhpur University Branch.

M/s. Kirti Enterprises (Prop: Mr. Satish Jaiswal) -7978456857 of our Gorakhpur University Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s. Kirti Enterprises (Prop: Mr. Satish Jaiswal) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 05.05.2026 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 Borrower(s), Guarantor(s) M/s. Kirti Enterprises (Prop: Mr. Satish Jaiswal), Address: Hata Road, Mathauli Bazar, Kushinagar, UP-274301, Mr. Satish Jaiswal S/o- Surendra Jaiswal (Proprietor cum borrower), Address: Ward No. 12, Sardar Bhagat Singh Nagar Mathauli Bazar, Kushinagar, UP-274301. Mr. Surendra Jaiswal S/o- Ramvriksh Jaiswal (Guarantor & Mortgagor), Address: Ward No. 12, Sardar Bhagat Singh Nagar Mathauli Bazar, Kushinagar, UP-274301 liable to the Bank to pay the amount due to the tune of Rs. 6663500/- (Rupees Sixty Six Lakh Sixty Three Thousand Five Hundred Only) as on 05.05.2026 with further interest, costs, other charges and expenses thereon. He failed to make payment despite Demand Notice dated 05.05.2026.

As M/s. Kirti Enterprises (Prop: Mr. Satish Jaiswal) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 13.07.2026 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 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 09.09.2026 is Rs. 70,74,001/- (Rupees Seventy Lakh Seventy Four Thousand One Only) with further interest, costs, other charges and expenses thereon from 10.09.2026.



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 **30.09.2026** 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 **14.09.2026** to **29.09.2026** 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 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 **30.09.2026** 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 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
50088715889 - AUTHORISED OFFICER ALLAHABAD BANKNADESAR BRANCH	IDIB000N505

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.

कृते इंडियन बैंक/For Indian Bank



प्रधिकृत अधिकारी/Authorized Officer
गोरखपुर विश्वविद्यालय शाखा/Gorakhpur University Branch

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)

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/Description of Mortgaged Assets:

All that part and parcel of the double storied residential building in the name of Mr. Surendra Kumar Jaiswal S/o- Mr. Ramvriksh Jaiswal, situated at Main Hata Kaptanganaj Road, Arazi No. 2353, Mauza- Mathauli (Ward No. 12 Sardar Bhagat Singh Nagar), Tappa- Parwarpar, Pargana- Haveli, Tehsil- Hata, Dist-Kushi Nagar, UP-274301, area 0.010 hectare (101.30 sq. mtr) registered through Sale Deed dated 23.05.1995 vide Bahi No. 1, Zild No. 1291, Pages 95 to 96 at Sl. No. 1691, registered in the office of sub registrar Hata, Dist- Kushinagar.

Bounded;

North: Land of Virendra

South: Land of Vibhuti & Others

East: Land of Girls Junior High School,

West: Road

Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Rs. 12003000.00	Rs. 1200300.00	Date: 30.09.2026 Time: 11:00 a.m. to 04:00 p.m. Property ID: IDIBGKP3252557053	Nil as known to the bank.

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: Gorakhpur
Date: 10.09.2026

कृते इंडियन बैंक/For Indian Bank



अधिकृत अधिकारी/Authorised Officer
गोरखपुर विश्वविद्यालय शाखा/Gorakhpur University Branch

AUTHORISED OFFICER