

APPENDIX- IV-A" [See proviso to rule 9(1)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of Indian Bank, Navyug Market Ghaziabad branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12/08/2026 for recovery of Rs. 9,88,014/- (Rupees Nine lakhs eighty eight thousand and fourteen only) as on 02.05.2026 plus interest thereon (Less: subsequent credit received amounting to Rs.12000/- on 05/05/2026) due to the Indian Bank, Navyug Market Ghaziabad branch, Secured Creditor, from 1. Mr Vakkar Khan s/o Mr Iqbal Khan (Borrower & Mortgagor) and Mrs Rizwana Begam w/o Mr Iqbal Khan (Borrower & Mortgagor)

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	All the part and parcel of Flat no. 26, Ground Floor (Without Roof Rights), area approx. 24.65 sq mtr, situated at Nyaya khand-II, Indirapuram, District Ghaziabad, Uttar Pradesh Boundaries are as under:	
	East : Flat No. 25	West : Flat no. 31
	North : Flat no. 27	South : Block
Encumbrances on property	None as per record available	
Reserve Price	1432000/-	
EMD Amount	143200/-	
Bid incremental amount	15000/-	
Date and time of e-auction	07/10/2026	
Property ID No.	IDIB4515VAKKAR01	

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 8291220220. For Registration status and for EMD status please email to 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 PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>

Date : 02.09.2026
Place : Ghaziabad

कृते इंडियन बैंक / For Indian Bank

Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer
55 ए नवयुग मार्केट, गाजियाबाद/55 A, Navyug Market, Ghz

APPENDIX- IV-A" [See proviso to rule 9(1)]

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E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, **Navyug Market Ghaziabad** branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12/08/2026 for recovery of **Rs. 9,88,014/- (Rupees Nine lakhs eighty eight thousand and fourteen only)** as on 02.05.2026 plus interest thereon (Less: subsequent credit received amounting to Rs.12000/- on 05/05/2026) due to the Indian Bank, **Navyug Market Ghaziabad** branch, Secured Creditor, from **1. Mr Vakkar Khan s/o Mr Iqbal Khan (Borrower & Mortgagor) and Mrs Rizwana Begam w/o Mr Iqbal Khan (Borrower & Mortgagor)**

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	All the part and parcel of Flat no. 26, Ground Floor (Without Roof Rights), area approx. 24.65 sq mtr, situated at Nyaya khand-II, Indirapuram, District Ghaziabad, Uttar Pradesh Boundaries are as under:	
	East : Flat No. 25	West : Flat no. 31
	North : Flat no. 27	South : Block
Encumbrances on property if any	None as per record available	
Reserve Price	1432000.00	
EMD Amount	143200.00	
Bid incremental amount	15000.00	
Date and time of e-auction at the platform of e-auction Service Provider	07/10/2026 @ 10:00 Hrs to 16:00 Hrs	
https://baanknet.com	IDIB4515VAKKAR01	
Property ID No.		

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 06/10/2026 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.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) for depositing in bidders e-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.

कृते इंडियन बैंक / For Indian Bank

प्राधिकृत अधिकारी / Auth. Officer.
Navyug Market, Ghaziabad

2. 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 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
50126370829 - CGTMSE COLLECTION AC	IDIB000D563

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.

3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 - 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. All the Expenses such as electricity expenditures, any penalties, taxes or any statutory dues pending at the property(ies) or arise in future including with retrospective effect has to be borne by the successful bidder and bank or the authorized officer shall not be liable for the payment of such dues.
7. 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 and bank or authorized officer shall not accept any claim towards payment of interest or expenses or penalties for any amount towards sale consideration or otherwise for any delay in issue of sale certificate or execution of sale.
8. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
9. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037 (Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.
10. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://baanknet.com>
11. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from baanknet (<https://baanknet.com>).
12. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
13. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
14. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

प्रमाणित अधिकारी / Auth. Officer.
55 A. Naray Market, Grb

15. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
16. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
17. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
18. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
19. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, New Agra Branch.
20. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Ghaziabad
Date: 02.09.2026

कुते इंडियन बैंक / For Indian Bank
(Authorised Officer)
[Signature]
प्राधिकृत अधिकारी / Auth. Officer.
55 ए नवयुग मार्केट, गाज़ियाबाद/55 A, Navyug Market, Gzb

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

Branch: Navyug Market, Ghaziabad
Phone No: 0120-2790030

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, 1. Borrower & Mortgagor : Mr Vakkar Khan s/o Mr Iqbal Khan Address-1 : Flat no. 26, Ground Floor, Nyaya Khand-II, Indirapuram,, Ghaziabad Uttar Pradesh - 201014 Address-2 : House no. B-268, Gali no. 05, Nehru Vihaar, Dayalpur, North East Delhi, Delhi - 110094	2. Borrower & Mortgagor Mrs. Rizwana Begam W/o Mr. Iqbal Ahmad Khan Address-1 : Flat no. 26, Ground Floor, Nyaya Khand-II, Indirapuram,, Ghaziabad Uttar Pradesh - 201014 Address-2 : House no. B-268, Gali no. 05, Nehru Vihaar, Dayalpur, North East Delhi, Delhi - 110094 Address-3: Kasimpura, Bahraich, Distt Bahraich, Uttar Pradesh- 271801
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Sub: Loan account - Home loan in the name of Mr Vakkar Khan and Mrs Rizwana Begam (A/c No. - 50382904270) with Indian Bank, Navyug Market Ghaziabad Branch

Mr Vakkar Khan and Mrs Rizwana Begam availed Home loan facility from Indian Bank, Navyug Market Ghaziabad Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties" Mr Vakkar Khan and Mrs Rizwana Begam failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 02.05.2026 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), Mr Vakkar Khan and Mrs Rizwana Begam, both Borrower and Mortgagor liable to the Bank to pay the amount due to the tune of Rs. 9,88,014/- (Rupees Nine lakhs eighty eight thousand and fourteen only) as on 01.05.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 02.05.2026

As Mr Vakkar Khan and Mrs Rizwana Begam failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 24.11.2023 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, 30 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 01.09.2026 is Rs. 10,10,039/- (Rupees Ten Lakh Fifty Ten Thousands and thirty Nine Only) with further interest, costs, other charges and expenses thereon from 02.09.2026.

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.

SCHEDULE

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

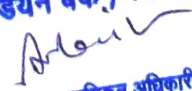
The specific details of the Assets		Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All the part and parcel of Flat no. 26, Ground Floor (Without Roof Rights), area approx. 24.65 sq mtr, situated at Nyaya khand-II, Indirapuram, District Ghaziabad, Uttar Pradesh and property in the name of Mr Vakaar Khan s/o Mr Iqbal Khan and Mrs Rizwana Begam w/o Mr Iqbal Ahmad Khan. and having boundaries as mentioned herein below.		14,32,000	1,43,200	07.10.2026 @ 10:00 Hrs to 16:00 Hrs Property ID- IDIB4515VAKKA R01	None as per record available
North	Flat no. 27				
South	Block				
East	Flat No. 25				
West	Flat no. 31				

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: Ghaziabad

Date: 02.09.2026

कृते इंडियन बैंक / For Indian Bank

AUTHORISED OFFICER
 प्राधिकृत अधिकारी / Auth. Officer.
 55 ए नववृण मार्केट, गाज़ियाबाद/55 A, Navvun Market, Gzb

he date of sale is fixed as 07.10.2026 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 30.09.2026 to 06.10.2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>) (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://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 24.09.2026 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://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
6102699146- INDIAN BANK ZONAL OFFICE NOIDA	Indian Bank, Sector-61 Branch IDIB000N108

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.

कृते इंडियन बैंक / For Indian Bank

[Signature]

प्रधिकृत अधिकारी / Auth. Officer.
एन वल्लभ मार्केट, गजियाबाद/55 A, Navyug Market, Gzb