

ANNEXURE-C

NOTICE OF SALE

ANNEXURE VIII

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. Mr. Shamshid Ahmad s/o Mr. Wahid Ahmad (Borrower / Mortgagor) S/o Mr. Vahid Ahmad, Mohalla Azada Nagar, Railway Station Road, Gajraula 244235 and Jalal Nagar Gajraula, Distt. Amroha- 244235.
2. Mr. Ram Sanjivan s/o Mr. Munna Lal (Guarantor) R/o Moh Teacher Colony Gajraula Amroha 244235.
3. Smt. Rukshna W/o Mr. Shamshid Ahmad (Guarantor) R/o Mohalla Azada Nagar, Railway Station Road, Gajraula 244235 and Jalal Nagar Gajraula Distt. Amroha- 244235.

Sub: Loan account – M/s Shamshid Ahmad (A/c No. 50419617846) with Indian Bank, Gajraula Branch.

Mr. Shamshid Ahmad availed Term Loan facility from Indian Bank, Gajraula Branch., the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Shamshid Ahmad failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 30.05.2026 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) mentioned above, liable to the Bank to pay the amount due to the tune of Rs. 8,88,961.38 (Rupees Eight Lakh Eighty Eight Thousand Nine Hundred Sixty One and Thirty Eight Paise Only) as on 29.05.2026 and further interest, costs, other charges and expenses thereon). Both failed to make payment despite Demand Notice dated 30.05.2026.

As Mr. Shamshid Ahmad failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 25.08.2026 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 9 (1) of The Security Interest (Enforcement Rules) 2002 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 29.05.2026 is Rs. 8,88,961.38 (Rupees Eight Lakh Eighty Eight Thousand Nine Hundred Sixty One and Thirty Eight Paise Only) with further interest, costs, other charges and expenses

Please take note that this is notice of thirty (30) days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer after thirty (30) days and the date of sale is fixed as 11.11.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending

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Gajraula Branch, District Amroha (U.P.)- 244235, Email-G515@indianbank.co.in
purchasers/ bidders may be done at their expense from 25.09.2026 to 10.11.2026 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://www.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://www.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 11.11.2026 i.e. the e-Auction Date and before the e-auction end 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.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 thereof.

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 no. 50400959594	Civil Lines Branch Moradabad
A/c Name: The Authorized officer Indian Bank	IFSC: IDIB000C631

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.

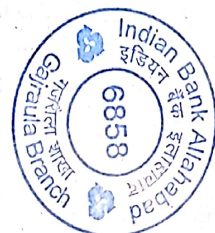
The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the subsequent sale notice will be issued as per rules.

This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

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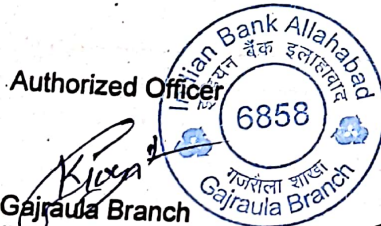
Gajraula Branch, District Amroha (U.P.)- 244235, Email-G515@indianbank.co.in
The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that part and parcel of a residential House situated at Khasra No. 24, Mohalla Jalal Nagar, Gajraula, Tehsil Dhanaura, Distt Amroha (U.P.), admeasuring 83.65 Sq. Mtr., registered at Sub Registrar Ist Office Dhanaura, Distt Amroha (U.P.), via regd. gift Deed no. 10869 dated 04.08.2016, in Bahi No. 1 Jild No. 5263 at page No. 163-202. Boundaries as under: East: Property of Seller West: Rasta 14 Fit Wide North: Rasta 16 Fit Wide South: Property of Seller	Rs. 18,76,000/-	Rs. 1,87,600/-	11.11.2026 10:00 Hours to 16:00 Hours Property ID: IDIB50419617846	Not known to the Bank

Bidders are advised to visit the website (<https://www.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://www.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://www.baanknet.com>.



Authorized Officer

Gajraula Branch
(Mob no. 8247616309)
Date: 25.09.2026
Place: Gajraula
Distt. Amroha