

NOTICE OF SALE

Branch: Darbhanga
Phone: 9911962446

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. M/s C P Group (Borrowing Firm) At:- Faizullah Khan, Lalbagh, Darbhanga-846004	2. Mr. Ayush Kumar (Proprietor & Guarantor) S/o- Late Chandeshwar Prasad Singh At:- Faizullah Khan, Lalbagh, Darbhanga-846004
3. Mrs. Jayashree Rani (Guarantor & Mortgagor) W/o Late Chandeshwar Prasad Singh At:- Faizullah Khan, Lalbagh, Darbhanga-846004	4. Mr. Indramani (Guarantor) S/o- Late Chandeshwar Prasad Singh At:- Faizullah Khan, Lalbagh, Darbhanga-846004

Sub: Loan account - M/s C P Group (Prop:- Mr. Ayush Kumar) (TL A/c No. 7135674035) with Indian Bank, Darbhanga Branch

M/s C P Group (Prop- Mr. Ayush Kumar) availed Term Loan facility from Indian Bank, Darbhanga Branch the repayment of which are secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s C P Group (Prop- Mr. Ayush Kumar) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 18.06.2026 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) M/s C P Group (Prop- Mr. Ayush Kumar) and its Guarantors are liable to the Bank to pay the amount due to the tune of **Rs.33,79,019/- (Rupees Thirty Three Lac Seventy Nine Thousand Nineteen Only)** as on **18.06.2026** with further interest, costs, other charges and expenses thereon from 21.07.2025 till realization of bank's dues. Both failed to make full payment despite Demand Notice dated **18.06.2026**.

As M/s C P Group (Prop- Mr. Ayush Kumar) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **24.08.2026** 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 08.09.2026 is **Rs.35,07,402/- (Rupees Thirty Five Lac Seven Thousand Four Hundred Two Only)** with further interest, costs, other charges and expenses thereon from 08.09.2026.

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.

The date of sale is fixed as 16.10.2026 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 **09.09.2026 to 15.10.2026** between **10.00 am to 04.00 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 16.10.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned in schedule 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 IFSC Code
98741044367 ROUTING ACCOUNT	DARBHANGA, IDIB000D528

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 (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:

All that part and Parcel of the Land and Building in the name of Mrs. Jayashree Rani.

The details are as follows:

Sl. No.	Deed No.	Deed Execution date	Khata & Khesra No.	Area	Address	Surroundings
1.	259	05.01.1988	Municipal Khesra No-23568	7 Dhur	Mauza- Faizullah Khan, Prgana- Haveli Darbhanga, Thana- Laheriasarai, Anchal- Sadar Darbhanga, Tauzi No-3333, Ward No.22(o), 23(N), District- Darbhanga	North- Nagarpalika sarak South- K. K. Singh & Others East- Shivjee Kumhar West- Nagarpalika & K. K. Singh
2.	15420	20.12.1999	Municipal Khesra No-23558 (Old), 820,821, 822, 823 (New)	2 Kathha 6 Dhur 75 Dhurki	Mauza- Faizullah Khan, Pargana- Haveli Darbhanga, Thana-Laheriasarai, Anchal- Sadar Darbhanga, Tauzi No-3333, Ward No.22(O), 23(N), District- Darbhanga	North- Chandramani Devi Nij Mokir Alah & others South- Divya Singh East- Baidnath Choudhary and Others West- Nala 4 feet wide

