इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ANNEXURE VIII

NOTICE OF SALE

Branch: **Bewar**

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. Sushil Kumar S/o Mahendra Kumar, R/o- Village & Post Bewar, Hamirpur *(Borrower & Mortgagor)*

Sub: Loan account No. 50177074581 **with Indian Bank Bewar Branch.**

Mr. Sushil Kumar S/o Mahendra Kumar availed a housing loan facility from Indian Bank, Bewar Branch, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Sushil Kumar S/o Mahendra Kumar failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated- 06.11.2024 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 –

Mr. Sushil Kumar S/o Mahendra Kumar, R/o- Village & Post Bewar, Hamirpur (Borrower & Mortgagor)

Liable to the Bank to pay the amount due to the tune **Rs. 9,33,369 (Rupees Nine Lakh Thirty-Three Thousand Three Hundred and Sixty-Nine only)** as on 06.11.2024 with further interest, costs, other charges and expenses thereon. Mr. Sushil Kumar S/o Mahendra Kumar failed to make payment despite Demand Notice dated – 06.11.2024.

As Mr. Sushil Kumar S/o Mahendra Kumar failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 30.12.2025 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 27.10.2026 is Rs. **Rs.12,19,100 (Rupees Twelve Lac Nineteen Thousand One Hundred Only)** *with further interest, costs, other charges and expenses thereon from 28.10.2026.*

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 on 20.11.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from 18.11.2026 to 19.11.2026 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 19.11.2026 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.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
98741048850,Routing Account	Bewar , IDIB000B741

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.

इंडियन बैंक INDIAN BANK 4885 शाखा बिवर, हमीरपुर Br. Bewar, Hamirpur ALLAHABAD इलाहाबाद

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.

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

SCHEDULE

Details/ Description of Mortgaged Assets	**Reserve Price**	**EMD**	**Date, Time for e-auction and Property ID No.**	**Prior Encumbrance**
EM of Residential Plot at Newbasti , Jalalpur Road, Mauza- Bewar, Pargana- Muskara, Tehsil- Maudaha, Hamirpur in the name of Sushil Kumar S/o Mahendra Kumar. Total Area- 1250 sq. ft. **Boundaries as under :** East: 10 feet road West: House of Bhoora North: Plot of Bhagwandeen South: Plot of Bhagwandeen East to West – 50 feet North to South – 25 feet	Rs. 4,50,000/-	Rs. 45000/-	20.11.2026 from 10:00 AM to 4:00 PM Property ID No. IDIB30078919725	NIL

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.ebkray@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.ebkray@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**

Place: Bewar
Date: 28.10.2026

Authorized Officer
Indian Bank, Bewar Branch

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