अंचल कार्यालय प्रथम तल, ऑफिस कॉम्प्लेक्स, सी ब्लॉक, गौतम नगर, भोपाल– 462023 दूरभाष /TELEPHONE 0755 – 2602358 / 2583669 / 2602347	इलाहाबाद ALLAHABAD **Recovery and Legal Cell**	ZONAL OFFICE First floor, Office Complex C- Block, Gautam Nagar, Bhopal – 462023 zobhopal@indianbank.co.in

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 Shree Shyam Agro Industries and Hydro Tools Pvt. Ltd. (Borrower)** Registered Office: 334/2, Indore Bhopal Bypass Road, Ashta, Dist Sehore, M.P. - 466116
2.**Shri AkhileshChouhan S/o Sh. MukeshChouhan(Managing Director/Guarantor)** Add:- Mayur Colony, Alipur, Ashta, Dist- Sehore,M.P. - 466116
3.**Shri MukeshChouhan S/o Sh. Ram Singh (Director/Guarantors/ Mortgagor)** Add:- Mayur Colony, Alipur, Ashta, Dist- Sehore,M.P. - 466116
4.**Smt. Bebi Bai W/o Sh. Mukesh (Director/Guarantor//Mortgagor)** Add.: Mayur Colony, Alipur, Ashta, Dist- Sehore,M.P. - 466116
5.**Shri Devkumar S/o Sh. Ramchander (Director/Guarantor/Mortgagor)** Add. Makan No. 61/3, bistariyapura ,Mayur Colony, Yunik Public School Ke Pass, Ashta, Dist- Sehore,M.P. - 466116
6.**Shri MukeshChouhanas legal heir of Late Ram Singh, Director/Guarantor/Mortgagor** Add. Mayur Colony, Alipur, Ashta, Dist- Sehore,M.P. - 466116

Sub: Loan account – M/s Shree Shyam Agro Industries and Hydro Tools Pvt. Ltd (A/c No. 7484292241, 7484277200)

M/s Shree Shyam Agro Industries and Hydro Tools Pvt. Ltdavailed CC and TLfacilities from Indian Bank, Ashta Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Shree Shyam Agro Industries and Hydro Tools Pvt. Ltd, Shri AkhileshChouhan, Shri MukeshChouhan, Smt. Bebi Bai, Shri Devkumar Singh, Ram Singh (Director/Guarantor/Mortgagor)**failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 07.10.2024 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 borrowerM/s Shree Shyam Agro Industries and Hydro Tools Pvt. Ltd, Shri AkhileshChouhan, Shri MukeshChouhan, Smt. Bebi Bai, Shri DevkumarSingh, Shri Ram Singh,liable to the Bank to pay the amount due to the tune of ₹ 3,09,38,338.00 (₹ Three Crore Nine lakhs Thirty Eight thousand Three Hundred & Thirty Eight only)as on 06.10.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 07.10.2024

As **M/s Shree Shyam Agro Industries and Hydro Tools Pvt. Ltd, Shri AkhileshChouhan, Shri MukeshChouhan, Smt. Bebi Bai, Shri Devkumar Singh, Ram Singh**,failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 27.12.2024 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 **26.10.2026 is ₹4,22,46,009/- (Rupees Four Crore Twenty-TwoLakhsForty-six Thousand and NineOnly)** with further interest, costs, other charges and expenses thereon from 27/10/2026.

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 as 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 **29.10.2026 to 18.11.2026**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 terms and conditions of e-auctionis 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 20.11.2026i.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
818659668/ AUTHORISED OFFICER - INDIAN BANK, BHOPAL	Bhopal, IDIB000B022

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 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/decree obtained/to be obtained.

SCHEDULE

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

hereunder:
(Amount in Lakhs)

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All the part & parcel of Land and building at Plot no 1A Survey No.9/3/1-19/1 Area 1980 Sq. Ft situated at Village Bahadurpura Tehsil AshtaDist Sehore (M.P) in the name of MrMukesh East – Land of Rajaram West – Land of Bebi Bai North – Indore Bhopal Main Highway South – Land Of Juned Khan	70.00	7.00	20/11/2026 10 AM to 5PM IDIB30550781265	Not Known
All the part & parcel of Plant and machinery installed at basement of Plot no 1 Survey No.9/3/1-19/1 situated at Village Bahadurpura Tehsil AshtaDistt Sehore (M.P)	68.51	6.90	20/11/2026 10 AM to 5PM IDIB30550781265PM	Not Known
All the part & parcel of Land and building at Survey No.9/3/1-19/1 me se Area 0.012 Hectare Total 1320 Sq. Ft situated at Village Bahadurpura Tehsil AshtaDist Sehore (M.P) in the name of Mrs. Bebi Bai East – Land of Mukesh West – Land of JivanMewada North – Indore Bhopal Main Highway	45.00	4.50	20/11/2026 10 AM to 5PM IDIB305507812651	Not Known

South – Land Of Juned Khan				
All the part & parcel of Land and building at Survey No 121/9 Area 1000 Sq Ft. situated at ward No. 2, Alipur, Ashta, Dist Sehore, M.P in the name of Devkumar East – KacchaRaasta West – Land Of Seller North – Land Of Seller South – Land Of Seller	36.00	3.60	20/11/2026 10 AM to 5PM IDIB305507812652	Not Known
All the part & parcel of Land and building at Residential House No 331/2, Survey No 121 Area 750 Sq Ft. situated at ward No. 2 Mayur Colony, Alipur, Ashta, Dist Sehore, M.P in the name of Ram Singh East – 15 Feet Road West – Plot Of Seller North – Plot Of Seller South – Plot Of Seller	32.50	3.25	20/11/2026 10 AM to 5PM IDIB305507812653	Not Known
All the part & parcel of Land and building at Survey No18/4 me se 0.007 Hectare Area 800 SqFt situated at shesh ward No. 2, Alipur, Ashta, Dist Sehore, M.P in the name of Ram Singh East – 17 Feet Colony Road West – Land OfMargubAlam North – Land Of Seller South – Land Of MargubAlam	5.95	0.60	20/11/2026 10 AM to 5PM IDIB305507812654	Not Known

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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: Bhopal
Date: 26.10.2026

AUTHORISED OFFICER