इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ANNEXURE- C

Branch:Korba

Date:27.10.2026

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6)/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,

M/s Mukund Auto Prop: Mr Mukund Awasthi Behind Type C Qtr, Sector 6 ,Indira Market, Balco Nagar, Korba, Pin 495684	Mr Mukund Awasthi S/o- Arun Kumar Awasthi Behind Type C Qtr, Sector 6 ,Indira Market, Balco Nagar, Korba, Pin 495684
Mr Arun Kumar Awasthi S/o- P P Awasthi Behind Type C Qtr, Sector 6 ,Indira Market, Balco Nagar, Korba, Pin 495684	

Sub: Loan account – OCC-50293846943 ,GECLS- 50519700058 and GECLS 1.0- 7132139895-with Indian Bank, Korba Branch

M/s Mukund Auto (Sole Proprietorship Firm) availed OCC , GECLS and GECLS 1.0 facilities from Indian Bank, Korba Branch , the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Mukund Auto (Sole Proprietorship Firm), Mr Mukund Awasthi , S/o- Mr Arun Kumar Awasthi , Mr Arun Kumar Awasthi , S/o- P P Awasthi (Mortgagor and Guarantor) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 01.10.20125 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 **M/s Mukund Auto,** Prop: Mr Mukund Awasthi, Behind Type C Qtr, Sector 6 ,Indira Market, Balco Nagar, Korba, Pin 495684 , Mr Mukund Awasthi ,S/o- Arun Kumar Awasthi ,Behind Type C Qtr, Sector 6 ,Indira Market, Balco Nagar, Korba, Pin 495684 and Mr Arun Kumar Awasthi , S/o- P P Awasthi ,Behind Type C Qtr, Sector 6 ,Indira Market, Balco Nagar, Korba, Pin 495684 liable to the Bank to pay the amount due to the tune of **Rs. 2404692.00 (Rupees Twenty four lakh four thousand six hundred and ninety two only** with further interest, costs, other charges and expenses thereon. They failed to make payment despite Demand Notice dated 01.10.2025.

As M/s Mukund Auto failed to make payment despite Demand Notice, the Authorized Officer took Symbolic possession of the schedule mentioned properties under the Act on 21.02.2026 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:

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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) / 9(1) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 27.10.2026 is **Rs.2913848.00 (Rupees Twenty nine lakh thirteen thousand eight hundred forty eight only)**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 30.10.2026 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**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 30.10.2026 to 20.11.2026 from 10.00am to 5.00pm.**

The intending Bidders/ Purchasers are requested to register with online portal **(https://www.Baanknet.com**using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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) for depositing in bidders Global 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 anyinterest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.

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 auction 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
50000296051 **Indian Bank**	**Indian Bank Shyamnagar Branch** **IDIB000R521**

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 andwarranties 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:

Detailed description of the Property	**CERSAI ID- 200039836734** Residential land and building on Khasra No 185/4, 185/5 . PH No 3 , Area 0.112 hect situated at Padhimar, Ward No 27 , Behind C type quarter, Sector 6 , Indira Complex Balco , Dist- Korba Boundaries: N-Road S- House of Foolwati Singh E- House of Taramati, W-House of Ganeshram, Jamuruddin and MadanSahu
Encumbrances on property if any	Not Known
Reserve Price	**Rs 9349000/- (Rupees Ninety three lakh forty nine thousand only)**
EMD Amount	**Rs 935000/- (Rupees Nine lakh thirth five thousand only)**
Bid incremental amount	100000/-
Date and time of e-auction at the platform of e-auction Service Provider **https://www.Baanknet.com**	20.11.2026 10:00 a.m to 5:00 p.m
Property ID No.	IDIB30166884395

The intending Bidders/ Purchasers are requested to register with online portal (**https://www.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 20.11.2026 5:00 pm 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.

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For property details and photograph of the property and auction terms and conditions please visit: **www.Baanknet.com** and for clarifications related to this portal, please contact (Phone 8291220220, email ID:- support.ebkray@psballiance.com).".

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.Baanknet.com**.

कृते, इंडियन बैंक
For, INDIAN BANK

प्राधिकृत अधिकारी/Authorised Officer

Place:Korba
Date:27.10.2026

Authorised Officer
Indian Bank ,Korba Branch
T P Nagar , Korba-495677