इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

NOTICE OF SALE

Branch: Sasaram
Phone No: 9119881470

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,

SL. No.	Name of the Borrower/Guarantor/ Mortgagor	Capacity	Address
1.	M/s Satayam Readymade and Garments	Proprietorship Firm	vill- Amra Talab Po- Karwandiya Sasaram Rohtas Bihar 821305
2.	Mr Satyam kumar s/o- Kedar Prasad	Borrower /Proprietor/	Vill- Babhan Barheta, Po- Karahgar Sasaram Rotas Bihar 821107
3.	Mrs Saroj Devi w/o Mr. Kedar Parjapati	Guarantor/Mortgagor	New Area Sasaram Po- Sasaram Rohtas Bihar 821115

Sub: Your TL & CC loan A/c no 7573791849 & 7573794498 with Indian Bank,Sasaram Branch– Reg.

M/s Satayam Readymade and Garments (Prop-Mr Satyam Kumar s/o- Kedar Prasad) availed MSME Loan facility from Indian Bank, **Sasaram Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties . **M/s Satayam Readymade and Garments (Prop-Mr Satyam kumar s/o- Kedar Prasad)** 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), Guarantor(s) **M/s Satayam Readymade and Garments (Prop-Mr Satyam kumar s/o- Kedar Prasad) , Mr Satyam kumar s/o- Kedar Prasad & Mrs Saroj Devi w/o Mr. Kedar Parjapati** liable to the Bank to pay the amount due to the tune of **₹ 17,77,062/- (Rupees Seventeen Lakhs Seventy Seven Thousand and Sixty Two Only) on 18.06.2026** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated **18.06.2026.**

As **M/s Satayam Readymade and Garments (Prop-Mr Satyam kumar s/o- Kedar Prasad)** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **02.09.2026** 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.

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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 **₹ 18,48,124/- (Rupees Eighteen lakh forty eight thousand one hundred twenty four Only) as on 02.09.2026** with further interest, costs, other charges and expenses thereon.

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 18.11.2026 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 **15.10.2026 to 17.11.2026** 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://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 on **18.11.2026** between **10.00 am to 4.00 pm.**

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, 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 their e-Wallet by **18.11.2026 (UPTO 03.00PM)** i.e 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://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
Routing A/c No. 98741070680	**CIRCUIT HOUSE BRANCH** IDIB000C624

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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/decree 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 (PROPERTY A)	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Equitable mortgage of freehold land along with present and future construction thereon in the name of Smt Saroj Devi Mauza – Dawanpur , Land measuring 03 Decimal (1307)sqft,Mauza-Dawanpur,Post-Karwandia,Thana-Sasaram,Thana no-226,Khata No 50/52 Plot no 1295/654,sasaram Dist-Rohtas.	Rs 9,45,000/- (Rupees Nine Lakhs Forty Five Thousand Only)	Rs 94,500/- (Rupees Ninety Four thousand Five Hundered Only)	18.11.2026 10.00 AM to 4.00 PM IDIB 30583315253	Not known to bank

Khata No.	Plot no	Sale Deed No	Area	Boundary as per Deed
50/52	1295/654	8960 Dated 09.07.2021	3.0 decimal	North – Sashi Bhusan Chauhan South – Krishna Singh East – Rasta 10 West – Basdeo Chaudhary

Details/ Description of Mortgaged Assets (PROPERTY B)	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance

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Equitable Mortgage Land measuring 01 Decimal (435 sqft) ,Mauza-Amri,Post-Karwandia ,Thana-Sasaram.Thana no 225 Khata no 129 Plot no 682,Sasaram Dist-Rohtas in the name of Smt Saroj Devi and movables in the name of M/s Satyam Readymade and garments Vill-Amra Talab Po-Karwandia Ps-Sasaram dist-Rohtas Bihar Pin-821305					Rs 13,74,000/- (Rupees Thirteen Lakhs Seventy Four Thousand Only)	Rs 1,37,400/- (Rupees One Lakhs Thirty Seven Thousand Four Hundered Only)	18.11.2026 10.00 AM to 4.00 PM IDIB 305833152 53A	Not known to bank
Khata No.	**Plot no**	**Sale Deed No**	**Area**	**Boundary as per Deed**				
129	682	4606 Dated 09.04.2012	1.00 Decimal	North – Ramadhar Mahto South – Chhawar East – Ramadhar Mahto West – Hardwar Sharma				

Movable Assests: -

1. Hypothecation of the firm's entire stock of raw material, semi-finished and finished goods, consumables stores and spare and such other movables including book-debts, bill whether documentary or clean, outstanding monies, receivables, both present and future in a form and manner satisfactory to the Bank.

2. Hypothecation of Movables (Plant And Machinary) M/s Satyam Readymade and garments at Amra Talab ,PO-Sasaram, Dist,Rohtas, Bihar Pin-821305.

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.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://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: Sasaram
Date: 15.10.2026

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AUTHORISED OFFICER

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