ST ANDREWS COLLEGE GORAKHPUR , U.P, 273001

NOTICE OF SALE

Branch: **St. Andrew's College Gorakhpur**

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.Navindra Kumar S/o Mr. Jag Prasad (Borrower/Mortgagor), Addr.- 209, Digvijay Nagar, Humayunpur North, Gorakhpur - 273015	**2.Mrs.Nainshi Chaturvedi D/o Mr. Prakash Chand Chaturvedi (Borrower) Add- EWS- 174, Vistar Nagar Colony, Near Panchmukhi Mandir, Gorakhpur - 273007**

Sub: Loan account – **Mr. Navinder Kumar S/o Mr. Jag Prasad & Mrs. Nainshi Chaturvedi D/o Mr. Prakash Chand Chaturvedi - 7669200567 of our St. Andrew's Branch.**

Mr. Navinder Kumar S/o Mr. Jag Prasad & Mrs. Nainshi Chaturvedi D/o Mr. Prakash Chand Chaturvedi - 7669200567, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. Navinder Kumar S/o Mr. Jag Prasad & Mrs. Nainshi Chaturvedi D/o Mr. Prakash Chand Chaturvedi** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **07.11.2025** 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) Mr. Navindra Kumar S/o Mr. Jag Prasad (Borrower/Mortgagor) & Nainshi Chaturvedi D/o Mr. Prakash Chand Chaturvedi (Borrower) liable to the Bank to pay the amount due to the tune of **Rs. 3033286/- (Rupees Thirty Lakh Thirty Three Thousand Two Hundred Eighty Six Only)** as on **07.11.2025** with further interest, costs, other charges and expenses thereon. He failed to make payment despite Demand Notice dated **07.11.2025.**

As **Mr. Navinder Kumar S/o Mr. Jag Prasad & Mrs. Nainshi Chaturvedi D/o Mr. Prakash Chand Chaturvedi** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **28.01.2026** 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 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 **01.11.2026** is **Rs. 33,88,828.00 /- (Rupees Thirty Three Lakh Eighty Eight Thousand Eight Hundred Twenty Eight Only)** with further interest, costs, other charges and expenses thereon from **02.11.2026.**

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.

कृते इंडियन बैंक/For Indian Bank

प्राधिकृत अधिकारी/Authorised Officer

गोरखपुर विश्वविद्यालय शाखा/Gorakhpur University Branch

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 **03.11.2026** to **19.11.2026** between **11.00 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-auction is 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 **20.11.2026** i.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
50088715889 - AUTHORISED OFFICER ALLAHABAD BANKNADESAR BRANCH	**IDIB000N505**

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.

कृते इंडियन बैंक/For Indian Bank

प्राधिकृत अधिकारी/Authorised Officer
गोरखपुर विश्वविद्यालय शाखा/Gorakhpur University Branch

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:

All that part and parcel of the property in the name of Mr. Navindra Kumar, House No.- 209, Area- 1078 Sq. ft Situated at Mauja/Mohl- Humayunpur North (Digvijay Nagar), Tappa- Kasba, Pargana- Haveli, Tehsil- Sadar, Dist.-Gorakhpur. Registered at Sub-registrar Sadar I, District- Gorakhpur vide gift deeds no. 529 at Bahi No- 3, Jild No- 240, Page No- 359 to 376 dated –25.10.2011.

Bounded; **(As per deed)**

North: Gali thereafter H/o Buddhu, South: Gali Badahu H/o Bhagwandas

East: H/o Shukla ji West: Sahan mutallika thereafter lane

(As per site)

North: Gali thereafter H/o Buddhu, South: Gali Badahu H/o Bhagwandas

East: H/o Shukla ji West: Raod 12 ft. wide

Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Rs. 6230000/-	**Rs. 623000/-**	**Date: 20.11.2026** **Time: 11:00 a.m. to 04:00 p.m.** **Property ID: IDIBGKPSTA2400**	**Nil as known to the bank.**

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**.

कृते इंडियन बैंक/For Indian Bank

प्राधिकृत अधिकारी/Authorised Officer
गोरखपुर विश्वविद्यालय शाखा/Gorakhpur University Branch

Place: St. Andrew's
Date: 02.11.2026

AUTHORISED OFFICER