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इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD आपकाअपनाबैंक.Your own Bank.	Branch – FORBESGANJ, R M L PATH ,NEAR GURUDWARA, WARD NO 8, FORBESGANJ, ARARIA, FORBESGANJ Email – FORBESGANJ@indianbank.bank.in

NOTICE OF SALE

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

1. M/s Waris Traders(Borrower) Prop. Late Md Aiyaz Ahmad, Amouna Mirganj Chowk Ward no 23, Block Forbesganj Dist-Araria Bihar-854316	**2. The estate of the deceased Late Md Aiyaz Ahmad S/o Wozi Ahmad (Deceased on 14.02.2026) represented by legal heirs viz,** **i) Mrs Shahin Parween W/o Late Aiyaz Ahmad** **ii) Mehar Perween (Daughter)** **iii) Nargis Perween (Daughter)** All addressee of, Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316 **3. Mrs Shahin Parween W/o Late Aiyaz Ahmad (Guarantor)** Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

Dear Madam/Sir,

Sub: Your Loan Account no. 8147028997

1. M/s Waris Traders (Borrower) Prop. Late Md Aiyaz Ahmad of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

2. The estate of the deceased Late Md Aiyaz Ahmad S/o Wozi Ahmad (Deceased on 14.02.2026) represented by legal heirs viz,

i. Mrs Shahin Parween W/o Late Aiyaz Ahmad

ii. **Mehar Perween (Daughter)**

iii. **Narhish Perween (Daughter) all addressee** Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

3. **Mrs Shahin Parween W/o Late Aiyaz Ahmad(Guarantor)**of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316; have availed a Cash Credit loan facility from Indian Bank Forbesganj Branch, Forbesganj, Bihar, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties".

1. M/s Waris Traders (Borrower) Prop. Late Md Aiyaz Ahmad of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

2. The estate of the deceased Late Md Aiyaz Ahmad S/o Wozi Ahmad (Deceased on 14.02.2026) represented by legal heirs viz,

i. Mrs Shahin Parween W/o Late Aiyaz Ahmad

ii. **Mehar Perween (Daughter)**

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Authorised Officer
इंडियन बैंक
Indian Bank

iii. **Narhish Perween (Daughter)** all addressee of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

3. **Mrs Shahin Parween W/o Late Aiyaz Ahmad(Guarantor)** of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316 , failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 16.07.2026 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

1.M/s Waris Traders(Borrower) Prop. Late Md Aiyaz Ahmad of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

2. The estate of the deceased Late Md Aiyaz Ahmad S/o Wozi Ahmad (Deceased on 14.02.2026) represented by legal heirs viz,

i. Mrs Shahin Parween W/o Late Aiyaz

ii. **Mehar Perween (Daughter)**

iii. **Narhish Perween (Daughter)** Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

3. **Mrs Shahin Parween W/o Late Aiyaz Ahmad (Guarantor)** Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316 have availed a cash credit loan facility from Indian Bank Forbesganj Branch, Forbesganj, Bihar, liable to the Bank to pay the amount due to the tune of **Rs. 6,91,40,464.00/- (Rupees Six crore ninety one lakh forty thousand four hundred and sixty four only)** as on **16.07.2026** with further interest, costs, other charges and expenses thereon. All of them have failed to make payment despite Demand Notice dated **16.07.2026.**

As

1. M/s Waris Traders(Borrower) Prop. Late Md Aiyaz Ahmad Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

2. The estate of the deceased Late Md Aiyaz Ahmad S/o Wozi Ahmad (Deceased on 14.02.2026) represented by legal heirs viz,

i. Mrs Shahin Parween W/o Late Aiyaz Ahmad

ii. **Mehar Perween (Daughter)**

iii. **Narhish Perween (Daughter)** all addressee of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316

3. **Mrs Shahin Parween W/o Late Aiyaz Ahmad (Guarantor)** of Amouna, Mirganj Chowk, Ward no 23, Block Forbesganj, Dist-Araria, Bihar-854316, failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **07.10.2026** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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 AUCTION ADOPTING THE e-AUCTION MODE.

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.

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Authorised Officer
इंडियन बैंक
Indian Bank

The amount due as on **05.11.2026** is **₹7,07,75,507/- (Rupees seven crore seven lakh seventy five thousands five hundred and seven only)** with further interest, costs, other charges and expenses thereon from 05.**11.2026**.

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 23.12.2026 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 **05.11.2026** to **22.12.2026** 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.

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 **23.12.2026** i.e the e-Auction date and before the e-auction end 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://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 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 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**
50105334057 – Indian Bank Zonal Office Bhagalpur	Bhagalpur Main – IDIB000B747

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.

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Email – FORBESGANJ@indianbank.bank.in

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

SCHEDULE

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

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Equitable Mortgage of Land and Building thereon in the Name Md Aiyaz Ahmad Sb Wozi Ahmad having total land measuring 22.25 decimal (Comprising of 2 Deeds No. 9829 dated. 27.08.2019 having Khata No. 345 and Khesra No, 816,818 land area 9 decimal & Deed No. 7567 dated. 06.07.2015 having Khata No. 345,329 and Khesra No. 818,817 land area 13.25 decimal), Mauza Bhatiyahi (166), Halka Bathnaha, Anchal Forbesganj, vide Original Registered Sale Deed No. 9829 dated. 27.08.2019 & Sale Deed No. 7567 dated. 06.07.2015. The property is bounded under- North - Govt Land of Koshi Project. South - Kailash Gupta East - Govt. Land of Railway etc. West - NH 57	₹ 4,57,00,000/- (Rupees four crore fifty seven lakh only)	₹ 45,70,000/- (Rupees fourty five lakhs seventy thousand only)	On 23.12.2026 from 10.00 am to 05.00 pm with unlimited extension Property ID: **IDIB30736980965**	Not 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.ebkray@psballiance.com and

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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**.

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Authorized Officer
Indian Bank

Place: Forbesganj, Araria
Date: 05.11.2026
Forbesganj Branch