इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ANNEXURE-VIII

(Sale notice format for Borrower/ Guarantor / Mortgagor)
NOTICE OF SALE

Branch: RISHI NAGAR UJJAIN (0640)
Phone No: 0734-2511737

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. **Shri Vijay Singh Raghuvanshi S/o Shri Babusingh (Borrower and mortgagor),**
   R/ House No. L285, Patel Nagar, Ujjain MP
2. **Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi (Borrower and mortgagor) ,**
   R/o House No. L285, Patel Nagar, Ujjain MP

Sub: Loan account Shri Vijay Singh Raghuvanshi S/o Shri Babusingh and Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi (A/c No. 50183907186) with Indian Bank, Rishi Nagar Ujjain Branch - reg.

Shri Vijay Singh Raghuvanshi S/o Shri Babusingh and Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi availed **Housing loan** facility from Indian Bank, Rishi Nagar Ujjain Branch, the repayment of which is secured by Mortgage of schedule mentioned property/ies hereinafter referred to as "the Property/ies". **Shri Vijay Singh Raghuvanshi S/o Shri Babusingh and Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi** failed to pay the outstanding dues to the Bank. Therefore a **Demand Notice dated 09.06.2014 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) **Shri Vijay Singh Raghuvanshi S/o Shri Babusingh and Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi**, liable to the Bank to pay the amount due to the tune of **Rs. 8,12,807.00 (Rupees Eight lakh Twelve Thousand Eight Hundred Seven only)** as on 31.05.2014 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 09.06.2014.

As **Shri Vijay Singh Raghuvanshi S/o Shri Babusingh and Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **30.10.2014** 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

INDIAN BANK इंडियन बैंक Dewas Br. देवास शाखा इलाहाबाद ALLAHABAD

ANNEXURE-VIII

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 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 as on 04.11.2026 is **Rs. 26,87,000.00 (Rupees Twenty-six lakh eighty-seven thousand only)** with further interest, costs, other charges and expenses thereon from 04.11.2026.

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.

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 05.11.2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://ibapi.in** and **www.mstcecommerce.com**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from** 05.11.2026 to 19.11.2026

The intending Bidders/ Purchasers are requested to register with online portal **(https://www.mstcecommerce.com/auctionhome/ibapi)** 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 by **19.11.2026** 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://www.mstcecommerce.com/auctionhome/ibapi) for depositing in bidders Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of

INDIAN BANK इंडियन बैंक Dewas Br. देवास शाखा इलाहाबाद ALLAHABAD

ANNEXURE-VIII

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 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**
A/c No 50375227581 (Authorised Officer Indian Bank Bhopal)	**Indian Bank Bhopal – IDIB000I525**

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

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 (Amount in Rs.**	**EMD**	**Date, Time for e-auction and Property ID No.**	**Prior Encumbrance**
"All those piece & parcel of property bearing House no L-285 Ground Floor, LIG Patel	**Rs. 10,00,000/- (Rupees Ten Lakh**	**Rs.1,00,000/- (Rupees One Lakh Only)**	**20.11.2026** **11:00 PM to 5:00 PM**	**NIL**

INDIAN BANK इंडियन बैंक Dewas Br. देवास शाखा इलाहाबाद ALLAHABAD

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ANNEXURE-VIII

Nagar Colony Ujjain MP in the name of Shri Vijay Singh Raghuvanshi S/o Shri Babusingh and Smt Savitri Raghuvanshi W/o Shri Vijay Singh Raghuvanshi. admeasuring 57.75 Sq.Mt.." **Boundaries:** East: House No. L-271. West: Colony Road. North: House No. L-283. South: Colony Road	**Only)**		**IDIB30080160013**	

Bidders are advised to visit the website (**www.mstcecommerce.com**) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://ibapi.in** and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

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

INDIAN BANK इंडियन बैंक Dewas Br. देवास शाखा इलाहाबाद ALLAHABAD

Place: Ujjain
Date: 04.11.2026

AUTHORISED OFFICER