ANNEXURE- VIII

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

NOTICE OF INTENDED SALE

Branch: LRP Chauraha
Place:Lakhimpur Kheri

Notice of intended 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,

Borrower & Mortgagor:	Guarantor:
1. Mrs. Madhu Shukla W/o Sri Kamal Kishore Shukla, R/o Gotiya Bagh, Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh - 262701 (Borrower)	1. Sri Kamal Kishore ShuklaS/o Malti Prasad Shukla, R/o Gotiya Bagh ,Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh - 262701 (Gurantor)
2. Sri Kamal Kishore ShuklaS/o Malti Prasad Shukla, R/o Gotiya Bagh ,Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh - 262701 (Gurantor)	2. Sri Anoop Kumar Pandey S/o Muneshwar Deen , R/o- 193, New Dwarika Puri Lakhimpur Kheri, Uttar Pradesh-262701 (Guarantor & Mortgagor)
3. Sri Anoop Kumar Pandey S/o Muneshwar Deen , R/o- 193, New Dwarika Puri Lakhimpur Kheri, Uttar Pradesh-262701 (Guarantor & Mortgagor)	

Sub: Loan account 50415946692 (TL) with Indian Bank branch – LRP Chauraha (L554)

Mrs. Madhu Shukla W/o Sri Kamal Kishore Shukla, R/o Gotiya Bagh, Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh -262701 availed Credit facility from Indian Bank, LRP Chauraha Branch Lakhimpur Kheri, the repayment of which is secured by Mortgage of schedule mentioned property herein after referred to as "the Property". **Mrs. Madhu Shukla W/o Sri Kamal Kishore Shukla, R/o Gotiya Bagh, Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh -262701 (Borrower)** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 07.07.2026 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 Borrower (s), Guarantor(s) **Mrs. Madhu Shukla W/o Sri Kamal Kishore Shukla, R/o Gotiya Bagh, Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh -262701 (Borrower), Sri Kamal Kishore Shukla S/o Malti Prasad Shukla, R/o Gotiya Bagh ,Tripathi Colony, Kamalpur , Lakhimpur Kheri , Uttar Pradesh -262701 (Gurantor) and Sri Anoop Kumar Pandey S/o Muneshwar Deen , R/o- 193, New Dwarika Puri Lakhimpur Kheri, Uttar Pradesh-262701 (Guarantor & Mortgagor)** liable to the Bank to pay the amount due to the tune of Rs. 5,94,432.00 (Rupees Five Lakhs Ninty Four Thousand Four Hundred and Thirty Two Only) as on 16.11.2026 with further interest, costs, other charges and expenses thereon. They failed to make payment despite Demand Notice dated 07.07.2026.

As Mrs Madhu Shukla failed to make payment despite Demand Notice, the Authorized Officer took Symbolic Possession of the schedule mentioned properties under the Act on 29.09.2026 after complying with all legal formalities.

कृते -इंडियन बैंक / For-Indian Bank

अधिकृत अधिकारी /Authorised Officer

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession (Symbolic) 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 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 Rs. 5,94,432.00 (Rupees Five Lakhs Ninty Four Thousand Four Hundred Thirty Two Only) as on 16.11.2026 with further interest, costs, other charges and expenses thereon. They failed to make payment despite Demand Notice dated 07.07.2026.

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 **18.11.2026** 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**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 18.11.2026 from 10.00 am to 4.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal **(https://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 by 22.12.2026 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://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 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.

वास्ते इंडियन बैंक / For-Indian Bank

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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**
50324431303 & Allahabad Bank Internal Account	Lakhimpur Main Branch & IDIB000L515

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 here under:

	Property Details
Detailed description of the Properties	Residential House area 111.524 Sq Mt Situated at Gotiya Bagh, Tripathi Colony Distt-Lakhimpur Kheri, Uttar Pradesh, PIN- 262701 registered with Sub Registrar Office Lakhimpur on 03.03.2029 at Bahi No 1 Zild No.5286, Pages 199 to 262, Deed no 2351 **Owner:** Sri Anoop Kumar Pandey S/o Muneshwar Deen **Type of Property**: Residential House **Area as per LSR:** 111.524 Sq Mtr. **Area as per Valuation Report:** 111.524 Sq Mtr **Boundaries as per sale deed are as under:** North: House of Shiv Ram Verma South: Road Soling 20 East: House of Rinku Srivastava West: Road Soling 14 **Boundaries as per site are as under:** North: House of Shiv Ram Verma South: Road Soling 20 East: House of Rinku Srivastava West: Road Soling 14

अधिकृत अधिकारी /Authorised Officer

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	Proposed Reserve Price : 29,77,000/- (Twenty Nine Lakhs Seventy Seven Thousand Only)
Encumbrances on property if any	Not Known
EMD Amount	Rs. 2,97,700/- (Two Lakhs Ninty Seven Thousand Seven Hundred only)
Bid incremental amount	Rs, 10000/- (Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider **https://baanknet.com**	**23.12.2026 Between 10:00 AM to 4:00 PM**
Property ID No.	IDIB00MADHUSHUKLA

Bidders are advised to visit the website (**https://baanknet.com**) of our e auction service provider BAANKNET Ltd to participate in online bid. For Technical Assistance Please call HELPDESK No. +91 8291220220 and other help line numbers available in-service providers help desk. For Registration status and EMD status with BAANKNET please contact 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 help line number +91 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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अधिकृत अधिकारी /Authorised Officer

AUTHORISED OFFICER
INDIAN BANK

Place: Lakhimpur Kheri
Date: 17.11.2026