इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ANNEXURE- X

APPENDIX- IV-A" [See proviso to rule 9(1)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of Indian Bank, Kharar Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **11/12/2026 (Friday)**, for recovery of the amount due **Rs.** 8,92,02,090.**00 (Rupees Eight Crore Ninety Two lakhs Two Thousand Ninety Only) as on 18.11.2026** with further interest, costs, other charges and expenses thereon from 19.11.2026

1. **M/s J.B. Enterprises, through Proprietor Sh. Barinder Kumar Sharma,**

Address: Chawla Complex-3, Near Nirakari Satsang Bhawan, Pabhat Road, Zirakpur, SAS Nagar, Mohali, Punjab-140603

2. Sh. Barinder Kumar Sharma S/o Sh. Satpal Sharma (Proprietor/Mortgagor)
Address: C/o Sh. Meghnath Sharma S/o Sh. Laxman Das, Street No 3 Baba Deep Singh Nagar Bathinda 151001 Mobile No 9501821112

3. Smt. Minakshi W/o Sh. Barinder Kumar Sharma (Guarantor)
Address: C/o Sh. Meghnath Sharma S/o Sh. Laxman Das, Street No 3 Baba Deep Singh Nagar Bathinda 151001 Mobile No 9501821112

4. The Estate of deceased,
Sh. Satpal (Guarantor/mortgagor) (deceased on 31.01.2023), S/o Mr.Tek Chand
Represented by i). Address: C/o Sh. Meghnath Sharma S/o Sh. Laxman Das, Street No 3 Baba Deep Singh Nagar Bathinda 151001

ii). **Sh. Ravinder Sharma S/o late Sh. Satpal Sharma**
Address: H.No.185 Noorpure Basti Partap Nagar, Sangrur-148001

5.Sh. Meghnath Sharma s/o Sh. Laxman Das (Guarantor)
Address: S/o Sh. Laxman Das, Street No 3 Baba Deep Singh Nagar Bathinda 151001

6. Sh. Jagsir Singh s/o Sh. Natha Singh (Guarantor)
Address: H.No. 78, Khosa Kotla, Moga, Punjab-152028

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

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Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Property 1 : Equitable mortgage of Pocket-D ,Plot No D-350, Area of Plot 333.31 SqYd (278.79 Sq Mts) falling within Sector-15,in residential project "Muriwoods Ecocity" [within Mullanpur Master Plan Area, District SAs Nagar, (Punjab)], M/s Altus Space Builder Pvt. Ltd. Village Salamatpur Rasoolpur, Dhodemajr, Saini Majra, Sub-Tehsil Majri, Teshil-Kharar Distt-SAS Nagar (Punjab)], in the name of Mr.Barinder Kumar Sharma S/o Sh. Satpal. Boundaries North- Road South- Property of Others East- Vacant Plot No D-351 West- Vacant Plot No. D-349 **(Physical Possession With the Bank)**	**Reserve Price Rs. 2,71,00,000/- Two Crore Seventy One lakhs only)**	**EMD Rs. 27,10,000/- (Rupees Twenty Seven lakhs Ten Thousand Only)**	**11.12.2026 (Friday)** 11.00AM to 5.00PM **Property ID: IDIB3042489357** Bid increment Amount Rs. 100,000/-	Not known to Bank (SA No. 230 of 2026 is presently pending before the Hon'ble DRT, Chandigarh. However, there is no interim stay/order restraining the Bank from proceeding in the matter.)
Property 2: Equitable Mortgage of residential house situated at Hno 185 situated on old khata no 3665/5708 and as per current jamabandi for the year 2014-15 new khata no 2548/3876 khasra no 924/185/0-6 measuring 06 marla entire total share 06 marla (179 Sq yard) situated Noorpure Basti/ Partap Nagar, SangrurTeshil and Distt Sangrur in the name of Mr.Satpal S/o Sh Tek Chand. Boundaries North- 31'-00 Street South- 31'-00 Street East- 52'-00 Street West- 52'-00' Saroop Ram **(Symbolic Possession With the Bank)**	Reserve Price Rs. 61,85,000/- (Rupees Sixty One Lakhs Eighty Five Thousand only)	EMD Rs. 6,18,500/- (Rupees Six Lakhs Eighteen Thousand Five Hundred Only)	**11.12.2026 (Friday)** 11.00AM to 5.00PM **Property ID: IDIB304248935** Bid increment amount Rs.: 25,000/-	Not Known to bank (SA NO. 230/2026 is pending before the Hon'ble DRT-III, Chandigarh. Presently, there is no stay order operating against the Bank's SARFAESI proceedings.)

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The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) 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 **11.12.2026** 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.

TERMS AND CONDITIONS

1. 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 e-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.

2. 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 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
Account No 6202742316, Indian Bank Zonal Office Chandigarh E Auction EMD	**Indian Bank Chandigarh Branch, SCO No 38, Sector 7-C, Chandigarh PIN 160019, IFSC- IDIB000C009**

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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

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7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.

8. Platform (**https://baanknet.com**) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://baanknet.com**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://baanknet.com**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray (https://baanknet.com)**.

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers

12. has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.

13. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding. t

14. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

15. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

16. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. details of which are available on the e-Auction portal.

17. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed of their being declared as a successful bidder through SMS/ email. (on mobile No/email address given by them/ registered with the service provider).

18. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

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19. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Kharar Branch , Sahibzada Ajit Singh Nagar (Punjab), 140301, Tel. No. 0160-4548181

20. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent enquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

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Place: Kharar
Date: 19.11.2026

(Authorised Officer)