



ZOK/RECOVERY/SAR/46312

Zonal Office: Kanpur
Date: 24.07.2026ANNEXURE-VIII**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)

**A/c: Syed Mohd. Moazzam Ali & Smt. Saltanat Fatima (A/c No. 6829418480 & 6833773991)
with Indian Bank Branch: Civil Lines, Kanpur**

To,

1. Syed Mohd. Moazzam Ali S/o Shri Muslim Hasan (Borrower/Mortgagor)
R/o: Flat No. T-2, Premises No. 117/H-1/318, Model Town, Pandu Nagar, Hans Nagar, Kakadeo
Kanpur Nagar- 208005
2. Smt. Saltanat Fatima W/o Syed Mohd. Moazzam Ali (Borrower)
R/o: Flat No. T-2, Premises No. 117/H-1/318, Model Town, Pandu Nagar, Hans Nagar, Kakadeo
Kanpur Nagar- 208005

Sir/ Madam,

Syed Mohd. Moazzam Ali S/o Shri Muslim Hasan (Borrower/Mortgagor) & Smt. Saltanat Fatima W/o Syed Mohd. Moazzam Ali (Borrower) availed Housing Loan facility from Indian Bank (Erstwhile Allahabad Bank), Branch : Civil Lines, Kanpur the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Syed Mohd. Moazzam Ali S/o Shri Muslim Hasan (Borrower/Mortgagor) & Smt. Saltanat Fatima W/o Syed Mohd. Moazzam Ali (Borrower) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 13.04.2026 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): Syed Mohd. Moazzam Ali S/o Shri Muslim Hasan (Borrower/Mortgagor) & Smt. Saltanat Fatima W/o Syed Mohd. Moazzam Ali (Borrower) liable to the Bank to pay the amount due to the tune of Rs. 29,57,908.00 (Rupees Twenty Nine Lakhs Fifty Seven Thousand Nine Hundred Eight Only) as on 12.04.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 13.04.2026.

As Syed Mohd. Moazzam Ali S/o Shri Muslim Hasan (Borrower/Mortgagor) & Smt. Saltanat Fatima W/o Syed Mohd. Moazzam Ali (Borrower) failed to make payment despite Demand Notice, the Authorized Officer took Possession of the schedule mentioned properties under the Act on 22.06.2026 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 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 23.07.2026 is Rs.28,28,376.00 (Rupees Twenty Eight Lakh Twenty Eight Thousand Three Hundred Seventy Six Only) with further interest, costs, other charges and expenses thereon from 24.07.2026.

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 07.09.2026 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 31.07.2026 to 05.09.2026 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 Terms and Conditions of e-auction is available in the website (<https://baanknet.com>)

For INDIAN BANK

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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 **05.09.2026** 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 Conformation 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.	A/c. Name	Branch Name	IFS Code
50144532778	AUTHORISED OFFICER	SWAROOPNAGAR, KANPUR	IDIB000S810

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", "As is what is", and "Whatever there 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 (Rs.)	EMD (Rs.)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that part and parcel of land and building consisting of Flat No. T-2 at 3rd Floor of Premises No. 117/H-1/318. Chak No. 117/H, "City View Apartment" Model Town, Pandu Nagar, Kakadeo, Kanpur Nagar. Constructive Area of Flat: 65.031 Sq. Mtr. Undivided proportionate share of Flat in land Area: 27.86 Sq. Mtr. Owner of the Property: Syed Mohd. Moazzam Ali S/o Shri Muslim Hasan <u>Boundaries</u> <u>Entire Premises "City View Apartment"</u> East : 40 Ft. i.e. 12.19 Mtr. wide Road West : Plot No. 431 B North : Plot No. 431/10 South : Plot No. 431/8 <u>Flat No. T-2 situated at 3rd Floor</u> East: 40 Ft. i.e. 12.19 Mtr. wide Road West: Flat No. T-4 North: Plot No. 431/10 South: Flat No. T-1	60,86,000/-	6,08,600/-	07.09.2026 11 AM to 5 PM IDIB286418	Not Known

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 and 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>.

For INDIAN BANK

Authorised Officer

Authorised Officer/Chief Manager

Place: Kanpur

Date: 24.07.2026