

ANNEXURE- B

APPENDIX- IV-A" [See proviso to rule 8 (6)]

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 8 (6) 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 Constructive(Symbolic)/Physical possession of which has been taken by the Authorised Officer of Indian Bank, Stressed Asset Management Branch, Lucknow Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15/09/2026, for recovery of Rs. 40,04,97,980/- (Rupees Forty Crores, Four lakhs , Ninety seven thousand and nine hundred eighty Only) as on 23/08/2026 due to the Indian Bank, Stressed Asset Management branch-Lucknow, Secured Creditor, from borrower/guarantors), mentioned below.

1-M/s Hydric Farm Inputs Ltd. (Borrower) Registered Office:- Flat No.2, First Floor, F-50B, Madhu Vihar Extension Patpar Ganj, New Delhi – 110092.	2- M/s Hydric Farm Inputs Ltd. (Borrower) through liquidator Sri Suman Kumar Verma Address: RZ – 26P/205E, Lane No.10, Indra Park, Palam Colony, New Delhi-110045
3- Sri Pankaj Rastogi (Now Deceased), (represented through legal heirs Smt Meeta Rastogi w/o (Late Shri Pankaj Rastogi) & Ors.) Add – 14/1, Jopling Road, Lucknow - 226001	4- Sri Deepak Rastogi S/o Sri Narendra Kumar Rastogi (Director/Guarantor/ Mortgage), R/o 14/1, Jopling Road, Lucknow - 226001
5-Sri Paresh Rastogi S/o Sri Laxmi Chand Rastogi (Director/Guarantor) R/o Flat No.803, Rohtas Court, Gokhley Marg Lucknow - 226001	6- Sri Piyush Rastogi S/o Laxmi Chand Rastogi (Director/Guarantor/ Mortgage), R/o 14/1, Jopling Road, Lucknow - 226001
7-M/s Rohtas Properties (Guarantor/Mortgagor) (A Partnership Firm through Partners Late Sri Pankaj Rastogi, Sri Piyush Rastogi, Sri Paresh Rastogi & Sri Deepak Rastogi) R/o 67, Halwasiya Market, Hazratganj, Lucknow- 226001	8- M/s Rohtas Projects Ltd. (Guarantor/Mortgagor) through its Resolution Professional Sri Mukesh Gupta Add: F – 1, Milap Nagar, Uttam Nagar, New Delhi 110059
9-M/s Andes Town Planners Pvt. Ltd. (Guarantor / Mortgage) through Resolution Professional Sri Navneet Kumar Gupta Add: 10A , Alipur Road , Civil Lines , New Delhi 110054	

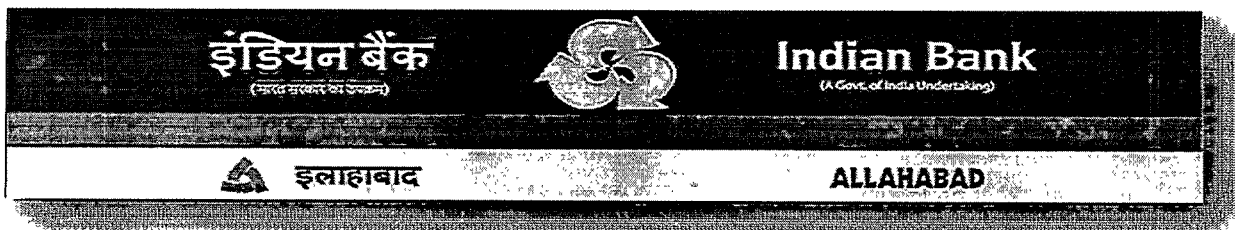


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The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

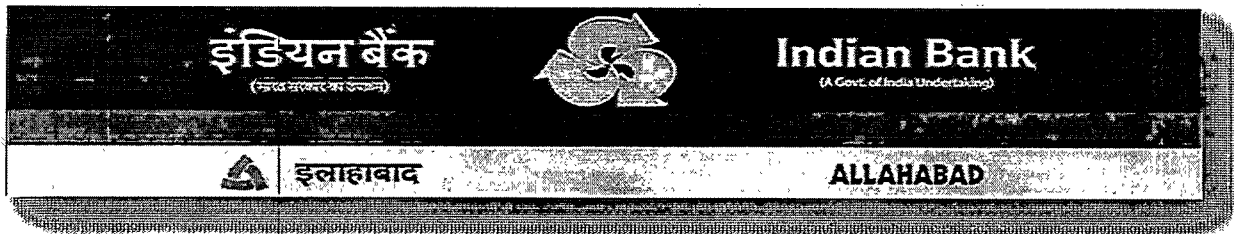
Detailed description of the Property	LGF Unit No.1 at Rohtas Vintage Apartment, 29 Jopling Road, Lucknow undivided proportionate land measuring 910 sqft. Along with proportionate 110 sq ft being part of premises No-29 measuring 12,708 sq ft with super area of about 2275 sq ft in the name of Rohtas Properties CERSAI: Asset ID: 200023998450 Security Interest ID : 400024048246 Boundaries: As per Title Deed North: House of Mr vishwas South: House of Mr Arun Lal East : Jopling Road West : Gokhale Vihar Marg & House of others
	LFG Unit No. 2 at Rohtas Vintage Apartment, 29 Jopling Road, Lucknow undivided proportionate land measuring 910 sq ft. Along with proportionate construction of 110 sq ft being part of the premises NO-29 measuring 12,708 sq ft with super area of about 2275 sq ft In the name of Rohtas Properties CERSAI : Asset ID: 200023998456 Security Interest ID: 400024048252 Boundaries As per Title Deed: North: House of Mr Vishwas South: House of Mr Arun Lal East: Jopling Road West: Gokhale Vihar Marg & House of others Description of sale deed 1.Registered in the office of Sub Registrar – 1, on 19/06/1997 in Book No. 1, Khand No. 3764, Page 295 to 322 at Serial No 5756. 2. Registered in the office of Sub Registrar – 1, on 19/06/1997 in Book No. 1, Khand No. 3765, Page 45 to 70 at Serial No 5763. (Both the units are being sold as single Unit)
Encumbrances on property if any	Not known to the Bank
Reserve Price	Rs. 1,07,00,000/-
EMD Amount	Rs. 10,70,000/-
Bid incremental amount	Rs. 50,000/-
Date and time of e-auction at the platform of e-auction Service Provider https:// BAANKNET.com	15/09/2026 11:00 AM TO 4:00 PM
Property ID No.	IDIB6423202441



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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 14.09.2026.(4:00 PM) i.e before the e-Auction Date and 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://www.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 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
Account No. 21781483876 Name: AUTHORISED OFFICER ACCOUNT	HAZRATGANJ BRANCH, LUCKNOW IFSC: IDIB000H561

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.
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.
8. Platform (<https://www.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.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.BAANKNET.com>.

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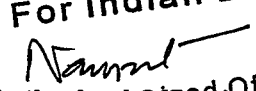


Signature



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://www.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 Baanknet portal (<https://www.BAANKNET.com>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://www.BAANKNET.com>) using their mobile number and email-id. Further, they will complete their eKYC.
12. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
13. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
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,
15. 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.
16. 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.
17. 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.
18. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
19. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Stressed Asset Management Branch Lucknow
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
21. make their own independent inquiries 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).

Place: Lucknow
Date: 25/08/2026

For Indian Bank

(Authorized Officer)

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