

जयपुरशाखा
धर्माहाइट्स
10, मोतीलाल अटलमार्ग,
अपोजिट गणपतिप्लाजा
जयपुर, राजस्थान - 302001
फोननं : 0141- 2366603
Fax no. : 0141-2368204
E-Mail: jaipur@indianbank.co.in



Jaipur Branch
Dharma Heights
10, Motilal Atal Marg,
Opposite Ganpati Plaza
Jaipur, Rajasthan - 302001
Phone no. : 0141- 2366603
E-Mail: jaipur@indianbank.co.in

NOTICE OF SALE

Branch: - MI Road, JAIPUR

Phone No: 0141- 2366603

Ref: IB/SALE/2026-27/Saraswati Vihar

Date: -17.08.2026

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. M/S Saraswati Vidya Vihar Samiti Jagir Bandikui (Borrower) Reg.office : Ward No 22, Behind BSNL Office Malipura Bandikui Distt . Dausa , Rajasthan -303313 (Borrower)	2. Mukut Bihari Saini s/o Laxmi Narayan Saini (Chairman & Guarantor) Add: Opposite Jhalani Bagichi, Patel Niwas Badiyal Road Ward No 20, Bandikui Distt. Dausa pin -303313
3. Lekhraj Saini S/o Narayan Lal Saini (Secretary / Mantri & Guarantor & Mortgagor) Add: 1041, Sikanderyan ka bas, Bandikui Distt.Dausa , Rajasthan -(303313)	4. Indra Saini W/o lekhrasaini (Guarantor& Mortgagor) Add: Ward no 23, Behind panchayat Samiti Baswa Road Sikandrayan Ka Bas ,Malipura Bandikui Distt. Dausa Rajasthan PIN:-303313
5. Chagan Lal Saini S/o Narayan Lal Saini 1041 (Guarantor & Mortgagor) Add: Sikanderyan ka bas, Bandikui Dausa , , (Rajasthan -303313)	6. Anil Kumar Saini S/o Chagan Lal Saini, (Guarantor) Add: Ward no 22 Sikanderyan ka bas Bandikui Distt. Dausa pin -303313
7. Beena Saini W/o Chagan Lal Saini (Guarantor) Add: Ward no 22 Sikanderyan ka bas Bandikui Distt. Dausa pin -303313	

Sub: Loan account –Your loan account/s (T/L) 6486487756, 6608658901, 6784911439, 6784915842 (C/C) 6486661237, with Indian Bank ,10 Moti lal Atal Marg, MI Road jaipur branch

M/S Saraswati Vidya Bihar Samiti Jagir Bandikui have availed loan facility from Indian Bank,Jaipur Main Indian Bank Branch, the repayment of which is secured by Mortgage of schedule mentioned property hereinafter referred to as "the Properties". All of you failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **01.10.2022** 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 above parties liable to the Bank to pay the amount due to the tune of Rs.4,94,89,058.70/- (**Rupees Four Crore Ninety Four Lakhs Eighty Nine Thousand Fifty Eight rupees and seventy paisa together with interest only**) as on **27.09.2022**.

As you have failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on 16.01.2023 and further took physical possession on **08.06.2026**. after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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.



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As per Rule 9(1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, **15days'** notice of intended Subsequent sale is required to be given and hence we are issuing this notice.

As per Rule 8(6) of the Security Interest (Enforcement) Rule, 2002 30days' Notice of Redemption was issued on 24.12.2025

The amount due as on 16.08.2026 is **Rs 4, 09, 90,995 /-(Rupees Four Crore Nine Lakh Ninety Thousand and Nine Hundred Ninety Five only)** with further interest, costs, other charges and expenses due to the bank

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.

(SA is pending at Hon'ble DRT Jaipur with SA No. 429/2023 the sale will be subject to outcome of the pending SA)

The date of sale is fixed as 07.09.2026 which would be by e-auction mode.

Inspection of the scheduled property/ies (**wherever applicable**) and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **01.09.2026 to 03.09.2026** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>)(PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

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 **04.09.2026 by 5:00 PM**. The registration, eKYC 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>) (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 therefore.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No. : 6239260942	Branch Name : Malviya Nagar, Jaipur
A/c Name : INDIAN BANK ZONAL OFFICE JAIPUR	IFSC Code : IDIB000M314

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.



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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.

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	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that Part and Parcel of the property consisting of:- Plot at Ward no 23, Behind Panchayat Samiti Office, Baswa Road Sikandrayan Ka Bas, Malipura Bandikui, Distt. Dausa, Rajasthan PIN:-303313 in the name of Lekhraj Saini and Chagan lal Saini measuring 873.88+916.77=1790.65 sq yards <u>Bounded as under:Plot of Ward no 23</u> East : Govt. Area & Road 30' Wide West :- Road 30' Wide North:- Other's Property South:- Other's Property	Rs. 427.68 lakhs	42.768 Lakhs <u>Last Date of EMD</u> time: 04.09.2026 by 5:00 PM	07.09.2026 from 11:00 AM to 05:00 PM (with unlimited extension of 10 minutes duration each till the conclusion of the sale) <u>Property ID No. :</u> IDIB3226411844B	Nil encumbrances as best known to the Authorised Officer till date.

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.

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>)

Place : Jaipur
Date : 17.08.2026

(AUTHORISED OFFICER)

