



ANNEXURE-C

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch: Sadullanagar

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

To,

1. **M/s Verma Traders(Borrower) Prop- Mr. Santosh Kumar S/o Mr. Ghanshyam R/o**
Chandra Deep road, Sadullanagar, Tehsil- Utraula, Distt.- Balrampur, U.P. - 271307

2. **Mr. Santosh Kumar S/o Mr. Ghanshyam**

R/o Vill & Post- Gooma Fatma Jote, Paragna- Sadullanagar, Tehsil Utraula, Distt.- Balrampur. U.P. - 271307

3. **Mr. Gangaram (Guarantor & Mortgagor) S/o Mr. Ram Sundar**

R/o Vill & Post- Gooma Fatma Jote, Paragna- Sadullanagar, Tehsil Utraula, Distt.- Balrampur. U.P. - 271307

4. **Mr. Vinay Kumar (Guarantor) S/o Videsh Kumar R/o Vill. Madho Ghat PO Sadullanagar, District Balrampur. (U.P.) -271307**

Sub: Your loan account/s availed by M/s A K Traders

With Indian Bank Branch : Sadullanagar A/c No 50377237111, 7185089227 -Reg

M/s Verma Traders(Borrower) Prop- Mr. Santosh Kumar S/o Mr. Ghanshyam availed **Cash Credit (CC)** facility from Indian Bank, Sadullanagar Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Verma Traders** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **16.04.2026** 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) as **stated above** liable to the Bank to pay the amount due to the tune of **Rs. Rs. 2673588.00 (Twenty six lakh seventy three thousand five hundred and eighty eight only)** as on **15.04.2026** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 16.04.2026.

As **M/s Verma Traders** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **23.07.2026** 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:

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Authorised Officer
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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 **15.04.2026** is Rs. **2673588.00** (Twenty six lakh seventy three thousand five hundred and eighty eight only) with further interest, costs, other charges and expenses thereon from 16.04.2026

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 **25.09.2026** 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 **16.08.2026** to **24.09.2026** between **10.00 am to 5.00 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>). 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 **25.09.2026** 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 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
50003515812 Liabilities on Account	Gonda main IDIB000G593

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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 hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Part and Parcel of Plot No. 135 D at Village Gooma Fatmajote, Post Sadullanagar, Paragna Sadullanagar, Tehsil Utraula, Distt.- Balrampur(U.P.) Registered with subjistrar Utraula on 26/10/2016 at Bahi No. 1 Khand No. 4352, Pages No. 241 to 241, Serial No. 5761 in the name of Gangaram. Area : 3480.10 Sq Ft (0.0320 Hectare) Boundaries : EAST: Land of Ram Lotan Gupta WEST: Land of Raghvendra Pratap Singh NORTH: PWD Road, Sadullanagar. SOUTH: Land of Riyaj	Rs. 28.82 Lakh	Rs.7.21 Lakh	Date: 25.09.2026 Time 11.00 AM to 4 PM, Property Id No: IDIB50377237111R1	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.

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: Sadullanagar

Date: 12.08.2026

For - Indian Bank
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AUTHORISED OFFICER

Authorised Officer
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