



(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: MAWAIYA
Phone No: 8827250015

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-Mr Ahmad Ali S/O Sri Mohammad Ali (borrower and mortgagor)	Address- SS-93 Ravindra Palli Kailash Kunj Indira Nagar Lucknow- 226016
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Sub: Loan account – Housing Loan (A/c No 50468046804) with Indian Bank, Mawaiya Branch

Mr Ahmad Ali S/o Mohammad Ali availed Housing Loan facility from Indian Bank, Mawaiya Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr Ahmad Ali s/o Sri Mohammad Ali. failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 30/12/2023. 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) Mr. Bablu s/o Ram Swaroop liable to the Bank to pay the amount due to the tune of **Rs. 35,40,656/- (Rupees Thirty Five lac Forty Thousand Six hundred Fifty Six Only) as on 21.10.2026** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 30.12.2023 as **Mr Ahmad Ali S/o Mohammad Ali** failed to make payment despite Demand Notice, the Authorized Officer took ~~Constructive / Symbolic~~ **Physical possession** of the schedule mentioned properties under the Act on **19.09.2026** 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, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

(*Retain whichever is applicable)

The amount due as on **21.10.2026** is **Rs. 35,40,656/- (Rupees Thirty Five lac Fourty Thousand Six hundred Fifty Six Only)** with further interest, costs, other charges and expenses there on from **30.12.2023**.

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.

(*Retain whichever is applicable)

The date of sale is fixed as 20.11.2026 which would be by e-auction mode. Property ID- IDIBLUK116L560

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 **22.10.2026 to 10.11.2026, between 11:00 am to 06:00 pm. Property ID- IDIBLUK116L560**

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://www.baanknet.com> (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms & conditions would be available in the website from **22.10.2026 to 10.11.2026 between 11:00 am to 06:00 pm**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 **19.11.2026** i.e. date of sale till 2.00 p.m. 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://www.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 30 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
6127853725 – E- AUCTION EMD ACCOUNT	HAZRATGANJ BRANCH- 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.

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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

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 land and building of House no part of house no –SS-92 EWS situated at Kailash Kunj Yojna Ward Gomti Nagar Lucknow area 36.75 sq Mtr Boundaries as per sale deed : North: Commercial Complex South :25 ft wide Road East Plot No 91 West :Plot No -93	Rs.26,50,000/ - (Twenty Six Lakhs Fifty Thousand Rupees only)	Rs. 2,65,000 (Two Lakhs sixty five thousand rupees only.)	Date-20.11.2026 Time- 11:00 AM. TO 3:30 PM. Property ID No.- IDIBLUK116L560	NO

Bidders are advised to visit the website (<https://www.baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical

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कृते इंडियन बैंक / For Indian Bank
मुख्य प्रबन्धक / Chief Manager
प्रमाणित अधिकारी / Authorised Officer

Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID: - support@baanknet.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.com.

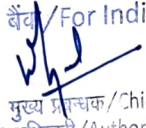
For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>

Place: Alambag

Date: 21.10.2026

AUTHORISED OFFICER

कृते इंडियन बैंक / For Indian Bank

मुख्य प्रबन्धक / Chief Manager
प्राधिकृत अधिकारी / Authorised Officer



INLAND SPEED POST DOCUMENT



EY671691654IN

Delivery Office & Pincode: Hal SO Lucknow(226016)

Booking Office: Speed Post Booking Counter Lucknow RMS (226004)

Counter No. 1, 21-10-2026 19:51:34

GSTNo.09AAAGC0300C1ZF BkgRefID: 3126004221102654549

ChargedWeight(gms):20 Phy.Wt(gms):20 Vol.Wt(gms):NA(L:NA B:NA H:NA)

AmountPaid:23.00(Base Tariff-Rs.19 Tax-Rs.4) (CGST:2.00

SGST:2.00)

ModeofPayment:SQ

Sender	Receiver
INDIAN BANK MAWAIIYA Mobile No.9151069855 LKO LUCKNOW UTTAR PRADESH-226023	AHMAD ALI Mobile No.1234567890 LKO LUCKNOW UTTAR PRADESH-226016

Track on www.indiapost.gov.in OR Dial 18002666868 / IVR NO : 6989871691654

In case of any complaint, please visit <https://crm.indiapost.gov.in/customer>

Go Green!!! Opt for eReceipts, ePOD

This is system generated document, no manual signature required

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