

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

ANNEXURE VIII

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

Branch: Manjhanpur

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 National Egg Layer poultry farm, Proprietor Md Amir (**Borrower**)
R/o-Address Village sehiya amad karari PO- Manjhanpur Dist- Kaushambi-212207)
- ✓ 2. Md Amir S/o Naseem Ahamad (**Proprietor/Guarantor/Mortgagor**)
R/o- Address Village sehiya amad karari PO- Manjhanpur Dist- Kaushambi-212207.
3. Jubaida khatun W/o Nasim Ahmad (**Guarantor**)
R/o-Village sehiya amad karari PO - Manjhanpur Dist- Kaushambi-212207
4. Santosh kumar singh s/o Dayaram singh, (**Guarantor**)
R/o-Village Bahadurpur Nizamapur PO - Manjhanpur Dist- Kaushambi-212207

Sub: Loan accounts M/S National egg layer poultry farm, proprietor Md Amir (A/c No. TL-50365503360 and CC 50365451616) with Indian Bank, manjhanpur Branch

M/S National egg layer poultry farm, proprietor Md Amir availed loan for Poultry farm facility from Indian Bank Manjhanpur Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/S National egg layer poultry farm, proprietor Md Amir failed to pay the outstanding dues to the Bank. Therefore a **Demand Notice dated 02.07.2019** 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) liable to the Bank to pay the amount due to the tune of Rs 2791238.31 (Rs. Twenty seven lacs ninety one thousand two hundred thirty eight and thirty one paise) as on **27.06.2019** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 02.07.2019

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Authorised Officer

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As M/s National egg layer poultry farm, proprietor Md Amir, Md Amir, Mrs Jubaida khatun and Mr Santosh Kumar Singh failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 26.12.2019 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 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.

The amount due as on **29.10.2026** is **Rs 7150960/- (Rupees Seventy One Lakh Fifty Thousand Nine Hundred Sixty Only)** with further interest, costs, other charges and expenses thereon from 29.10.2026. The breakup of total payable amount is as given under:

(Amount in lacs)

A/c	BB	MOI	MLE	MOX	Total
50365503360	6.66	10.39	0.91	0.12	18.08
50365451616	21.26	32.05	0	0.11	53.42
Total					71.5

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..

The date of sale is fixed as 20.11.2026 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 **01.11.2026 to 18.11.2026** 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>).

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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 **19.11.2026** 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
Account No: 98741065401 ROUTIN ACCOUNT	IFSC: IDIB000M619

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.

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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										
<p>Equitable Mortgage of Property having sale deed no. – 5145 ,Bahi No.-1, Zild no – 1805 Pages -351/360 registered with sub Registrar (Regn) , Sirathu Dated – 29.12.15 in the name of Md Amir Haider s/o Md Naseem Ahmad situated at Vill Sehiya Amad Karari , Pargana Kara, Tehsil Sirathu Kaushambi. Part Portion of Arazi no – 329 having area of 1.834 hect out of which purchased 0.099 hect only.</p> <table><tr><td>Boundaries</td><td>As per deed</td></tr><tr><td>East:</td><td>Land of tulusi</td></tr><tr><td>West:</td><td>Land of rafi ahm</td></tr><tr><td>North:</td><td>Land of Ashif</td></tr><tr><td>South:</td><td>Land of karimull</td></tr></table>	Boundaries	As per deed	East:	Land of tulusi	West:	Land of rafi ahm	North:	Land of Ashif	South:	Land of karimull	15,00,000.00 (Rs. Fifteen Lakh Only)	1,50,000.00 (Rs. One Lakh and Fifty thousand only)	<p>On 20.11.2026 between 11.00 A.M to 4 P.M. with unlimited extension with 10 minutes each.</p> <p>Property ID- IDIB30209854997</p>	NIL
Boundaries	As per deed													
East:	Land of tulusi													
West:	Land of rafi ahm													
North:	Land of Ashif													
South:	Land of karimull													

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.

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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>.

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AUTHORISED OFFICER

Date: 29.10.2026

Place: Manjhanpur