

APPENDIX- IV-A" [See proviso to rule 9(1)]*
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 9 (1) 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 Physical possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 20.11.2026 for recovery of Rs. 1954768.98 (Rupees Nineteen Lakh Fifty Four Thousand Seven Hundred Sixty Eight and Ninty Eight Paise Only) with further interest, costs, other charges and expenses thereon from 08.11.2023 is due to the Indian Bank, Hajipur Main Branch, Secured Creditor, from

1. Mrs Kumari Madhu W/o Mr Ashok Kumar, Add: Village & Post- Rahimpur, PS- Sonpur, Dist- Saran- 841101	2. Mr Ashok Kumar S/o Mr Ram Chandra Prasad, Add: Village & Post- Rahimpur, PS- Sonpur, Dist- Saran- 841101
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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	Given below in the Schedule
Encumbrances on property if any	Not Known
Reserve Price	Given Below in the Schedule
EMD Amount	Given Below in the Schedule
Bid incremental amount	Rs.10000/-
Date and time of e-auction at the platform of e-auction Service Provider https://baanknet.com	20.11.2026 from 10:00 A.M to 5:00 P.M,
Property ID No.	IDIB30177872182

Schedule

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

- 1- All that part and parcel of Flat No-204, Second Floor, admeasuring 583 Sqft Super Build up Area in the building Aditya Siya Enclave having Khata No-104, khasra No- 997 & 1027, Thana No-177, Survey ward No-08, Jamabadi No-1708, Nagar Parishad Ward No-10, Mauza- Shahjadpur, Andarkila, presently known as Gandhi Nagar, Hajipur, PS- Town Thana Hajipur, Anchal/DRO/Nagar Parishad Hajipur, Dist- Vaishali
 Boundary of Flat No 204:
 North- Flat No 203
 South- Boundary of the Plot
 East- Boundary of the Plot
 West- Flat No 201 & lobby

Reserve Price	EMD	Date, Time for E auction, Property ID No	Prior Encumbrances
Rs. 1510000.00	Rs.151000.00	20.11.2026, from 10:00 A.M. To 5:00 P.M, Property ID- IDIB30177872182	Not Known


 कृपे इंडियन बैंक
 FOR INDIAN BANK

प्रमाणित अधिकारी/Authorised Officer

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 **20.11.2026** i.e the e-Auction Date and before the e-auction end 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://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 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
50461528614, Authorized Officer, Indian Bank	Indian Bank, Exhibition Road, IDIB000P610

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 and Security Interest (Enforcement) Rules, 2002.
8. Platform (<https://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.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website <https://baanknet.com>**


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Other than mentioned above



(Authorised Officer)