APPENDIX- IV-A" [See proviso to rule 9 (1)]

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 8 (6) 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, Tagore Nagar branch**, 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. 21,47,348/- (Rupees twenty One Lakh Forty Seven Thousand Three hundred and Forty Eight only)** as on 31.10.2026 with further interest, costs, other charges and expenses thereon due to the Indian Bank, **Tagore Nagar branch Ludhiana**, Secured Creditor, from

1. **Mrs. Manju W/o Mr. Deepu Panday (expired) (through Legal Hairs) – Mr. Deepu Panday S/o Mr. Jamna Parshad Panday - R/o : B-1-264, Street No. 3, Guru Nanak Pura, Civil Lines, Ludhiana - 141001 Other Address: H.No. B-34-6527/67/1, Preet Vihar, Village – Jassian, Ludhiana - 141001**

2. **Mr. Deepu Panday S/o Mr. Jamna Parshad Panday - R/o : B-1-264, Street No. 3, Guru Nanak Pura, Civil Lines, Ludhiana - 141001 Other Address: H.No. B-34-6527/67/1, Preet Vihar, Village – Jassian, Ludhiana - 141001**

3. **Mr. Rajinder Kumar S/o Mr. DeepuPanday (expired) (through Legal Hairs) MrsVibha w/o Late Sh Rajinder Kumar R/o : B-1-264, Street No. 3, Guru Nanak Pura, Civil Lines, Ludhiana - 141001 Other Address: H.No. B-34-6527/67/1, Preet Vihar, Village – Jassian, Ludhiana - 141001**

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	All part and parcel of property bearing No. H No B- 34-6527/67/1 measuring 71.11 sq yds comprised in Khasra No 42//12/1/1-19/2-20 Khata No 338/352, 339/353 Jamabandi for the year 2007-2008 wakia Preet Vihar Village Jassian Hadbast No 101 Tehsil and District Ludhiana in the name of Smt Manju vide Wasika No 2020-21/101/1/135 Dated 19.05.2020 bounded as under East :- Dilraj Singh West : Gali 20' Wide North :- Gali 20 ' Wide South :- Neighbour 20'
Encumbrances on property	Not known to Bank
Reserve Price	Rs. 20,00,000/-
EMD Amount	Rs. 2,00,00/-
Bid incremental amount	₹ 20000/-
Date and time of e-auction	20.11.2026
Property ID No.	IDIBLDH 3335080270

For INDIAN BANK
इलाहाबाद/ALLAHABAD
प्राधिकृत अधिकारी/Authorised Officer
लुधियाना-सारवा/Ludhiana Brand

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 (Upto 2.00PM)** preferably i.e before the e-Auction Date and 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
6345584911 Earnest Money Deposit Account	**IDIB000D029 Indian Bank, Dugri Branch**

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 the charges such as loading, transportation, taxes incidental to transaction etc shall be borne by the buyer. The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fees etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody, all Taxes including GST, Sales Tax, Vat & any tax liability whatever in Nature on account of buyer.

6. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

7. 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.

8. 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.

9. 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**.

10. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://baanknet.com**

11. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **BAANKNET(https://baanknet.com).**

12. The intending Bidders / Purchasers are requested to register on portal **(https://baanknet.com)** using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

13. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

14. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

15. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

16. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.

17. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

18. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

19. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **Tagore Nagar Branch Ludhiana.**

20. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Ludhiana
Date: 31.10.2026



(Authorized Officer)

REPORTING FORMAT-PROPOSAL FOR SALE OF ASSETS AFTER TAKING OVER POSSESSION OF ASSETS BY THE AUTHORISED OFFICER UNDER SARFAESI ACT –FOR SUBMISSION TO ZO

	Particulars Called For	**Reply by the Branch**
1.	Nameof the Branch	Tagore Nagar, Ludhiana
2.	Name of the Account	Manju, Deepu Pandey and Rajinder Kumar (6876568348)
3.	Name(s) of borrower(s)	➢ Manju (Deceased through legal heirs) Deepu Pandey S/o Jamna Parsad ➢ Deepu Pandey S/o JamnaParsad ➢ Rajinder Kumar (Deceased though legal heirs Vibha W/o Late Sh Rajinder Kumar
	Name(s) of Guarantor(s)	NA
	Names(s) of Mortgagor(s)	Manju (Deceased through legal heirs) Deepu Pandey S/o Jamna Parsad
4.	Whether it is a Non-suit filed or a Suit Filed A/c	Non Suit Filed Account
	If it is a non-suit filed account, whether sanction filing suit has been obtained; if so, give details If it is a Suit Filed a/c furnish details of Suit: a) Suit filing sanctioning authority, sanction reference and date b) O.S. or O.A. No. c) Name of Court/DRT d)Date of filing suit e)Suit claim amount f) Present position/status of suit	Non-Suit filed account.
5	a) Date on which Demand Notice under SARFAESI Act issued by the AO	11.08.2025
	b) Amount claimed by the AO in the Demand Notice	Rs 19,21,535/-
	c) Date from which further interest is due	12.08.2025
6	a)Present Book Balance as on 31.10.2026 b) MOI calculated upto date i.e., up to 29.10.2026 c) Balance in MLE (Memorandum of Legal Exps.) in respect of suit filed accounts d) PRESENT TOTAL DUES* *Of the total dues, expenditure incurred after issuance of notice in the a/c under SARFAESI Act.	18,49,326.45 2,80,828.284 17193.780 2147348.00
7.	Expiry date of period of limitation of documents	16.12.2028

INDIAN BANK ALLAHABAD
Authorised Officer/प्राधिकृत अधिकारी
Ludhiana Branch/लुधियाना शाखा