इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ANNEXURE VIII

NOTICE OF SALE

Branch: Pratapgarh
Phone No: 9748399671

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 Aditya Enterprises (Borrowing Firm) Through its Prop. Mr. Nand Lal Soni S/o Late Shiv Prasad Soni 45,Hadiganj, Cinema Road Pratapgarh-230001	2. Mr. Nand Lal Soni S/o Late Shiv Prasad Soni (Proprietor & Mortgagor) Prop. of M/s Aditya Enterprises Vill Belhaghat,Ram Charan Road Tehsil Sadar Pratapgarh-230001
3. Mrs.Bittan Soni (Mortgagor/Guarantor) W/o Nand Lal Soni Vill Belhaghat,Ram Charan Road Tehsil Sadar Pratapgarh-230001	4. Mr.Manoj Soni (Guarantor) S/o Late Shiv Prasad Soni Vill Belhaghat,Ram Charan Road Tehsil Sadar Pratapgarh-230001

Sub: Loan account – M/s Aditya Enterprises (A/c No: 50425521815,50519777511,7071258265, 7125039811, 7638476281) with Indian Bank,Pratapgarh-2 Branch.

M/s Aditya Enterprises availed the following facilities from Indian Bank, Pratapgarh-2 Branch

Nature of facility	Limit
OCC-TRADEWELL-MSE-REPO	Rs.700.00 lakhs
MSME TL-IND GECLS COVID19	Rs.33.80 lakhs
TRADE WELL-TL-MSE-REPO	Rs.95.00 lakhs
MSME_GECLS 1.0_EXTN-REPO	Rs.17.00 lakhs
MSME-MED-SRV-CC-ADHOC-REPO	Rs.50.00 lakhs

the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Aditya Enterprises failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **25.04.2024** 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

For Indian Bank
Authorised Officer

Authorized Officer calling upon **Borrower (s) 1) M/s Aditya Enterprises – Prop.Nand Lal Soni S/o Shiv Prasad Soni,2) Nand Lal Soni S/o Shiv Prasad Soni & Guarantors 3) Mrs. Bittan Soni W/o Nand Lal Soni 4) Mr. Manoj Soni S/o Shiv Prasad Soni** liable to the Bank to pay the amount due to the tune of **Rs. 8,37,75,500 (Rs. Eight Crores Thirty Seven Lakhs Seventy Five Thousand Five Hundred only** as on **25.04.2024** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **25.04.2024**

As M/s Aditya Enterprises failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **04.07.2024** 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 **31/10/2026** is **Rs. 11,82,19,000/- (Rs. Eleven Crores Eighty Two Lakhs Nineteen Thousand only)** with further interest, costs, other charges and expenses thereon from **31/10/2026.**

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**).

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.

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Authorised Officer

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: 98741045281 Account Name: Routing A/c	Branch: Pratapgarh Branch IFSC: IDIB000P673

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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Authorised Officer

***This Notice is without prejudice to any other remedy available to the Secured Creditor *(this portion may be retained if it is a non-suit filed account)*

****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/decree obtained/to be obtained. *(This portion may be retained if it is a suit filed account)*

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
1) Fully constructed New house No.224,Old house no.80,81/2,81/3& 81,Abadi No.901/1,902/1& 903/1and new house no. 76/2,Old house no.80,81/2,81/3,&81 Bearing Abadi No.901/1,902/1& 903/1 of Vill - Belhaghat(Andar) Mohalla Takkarganj,Pargana & Tehsil Sadar,Dist Pratapgarh measuring 183.303 sq meters in the name of Bittan Soni & Nand Lal Soni. Boundaries **First Part of Boundary House No.224 (as per sale deed No.5500 dated 20.09.2021)** East : Allahabad to Faizabad Road West : House No.76/2 of Vinay Khatri (now in the name of Bittan soni & Nand lal soni) North : Shop of Ritesh Medical Store South : Shop of Mohd Azam & etc **Second Part of Boundary House No.76/2 (as per sale deed No.5500 dated**	Rs.350.00 lakhs (Rs Three Crores and Fifty Lakhs Only)	Rs.35 Lakhs (Rs Thirty Five Lakhs Only)	**On 20.11.2026 between 11.00 A.M to 4 P.M. with unlimited extension with 10 minutes each. Property ID –** IDIB30243033355A	Nil

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20.09.2021) East : House of Vinay Khatri (now in the name of Bittan soni & Nand lal soni) West : House of Dwarika Prasad & etc North : House of Krishna Kumar Singh South : House of Kamlesh Kumar Yadav				

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**.

For Indian Bank

Authorised Officer

Place: Pratapgarh
Date: 31.10.2026

AUTHORISED OFFICER