इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
आपकाअपनाबैंक.Your own Bank.

NEAR PAT COMMERCIAL BUILDING,
GULABBAGH, PURNES 854326.

Email: P691@indianbank.co.in

NOTICE OF SALE

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. Hareram Chouhan s/o Jawahar Chouhan,** Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326.	2. **Smt Indu Kumari w/o Jawahar Chouhan,** Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326.

Dear Madam/Sir,

Sub: Your Loan Account no. 50438196505

1. **Mr. Hareram Chouhan s/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326.
2. **Smt Indu Kumari w/o Jawahar Chouhan,** Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326 have availed a housing loan facility from Indian Bank Belwa Branch, Purnea, Bihar, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **1. Mr. Hareram Chouhan s/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326**, 2. Smt Indu Kumari w/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326, failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 04.10.2024 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 Authorized Officer calling upon **1. Mr. Hareram Chouhan s/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326, **2. Smt Indu Kumari w/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326 have availed a housing loan facility from Indian Bank Belwa Branch, Purnea, Bihar, liable to the Bank to pay the amount due to the tune of **Rs. 30, 59,317.00 (Thirty lakh fifty nine thousand three hundred and seventeen only)** as on **04.10.2024** with further interest, costs, other charges and expenses thereon. All of them have failed to make payment despite Demand Notice dated **04.10.2024**.

As 1. **Mr. Hareram Chouhan s/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326, 2. **Smt Indu Kumari w/o Jawahar Chouhan**, Mohalla – Hansda, Bengali Tola, Ward no 35, Gulabbagh, District – Purnea 854326, failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **17.12.2024** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same,

Indu Devi
31/10/24

प्राधिकृत अधिकारी
Authorised Officer
इंडियन बैंक
Indian Bank

इण्डियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
आपकाअपनाबैंक.Your own Bank.

NEAR PAT COMMERCIAL
GULABBAGH, PURNES 854326.

Email: P691@indianbank.co.in

the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF 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, 30 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **31.10.2026** is **₹37,78,690.00/- (Rupees thirty seven lakh seventy eight thousand six hundred and ninety only))** with further interest, costs, other charges and expenses thereon from **01.11.2026**.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 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 **31.10.2026** to **19.11.2026** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://www.ebkray.in** (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (**https://www.ebkray.in** (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 **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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (**https://www.ebkray.in** (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 therefore.

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.

प्राधिकृत अधिकारी
Authorised Officer
इण्डियन बैंक
Indian Bank

इलाहाबाद ALLAHABAD
आपकाअपनाबैंक.Your own Bank.

NEAR PAT COMMERCIAL
GULABBAGH, PURNES 854326.

Email: P691@indianbank.co.in

Nodal Bank Account No.: and A/c Name	Branch name and IFS Code
50105334057 – Indian Bank Zonal Office Bhagalpur	Bhagalpur Main – IDIB000B747

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.

This Notice is without prejudice to any other remedy available to the Secured Creditor

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 the residential property in the name of Sri Hare Ram Chouhan s/o Sri Jawahar Chouhan comprising of R.S. Khesra no 169, under khata no 261, Tauzi no 8/5, area 5 decimal 20 sq kari, thana no 240, situated at mouza hansdah (Bangali tola), PS-Sadar, District-Purnea, covered under registered sale deed no 11249 dated 23.09.2017. Which is butted and bounded are as under : **Combined Boundaries** North :- Durga Oraon South :- Ganesh Sahni East :- Jawahar Chouhan & Nij Rasta West :- Umesh Sah	₹ 20,00,000/- (Rupees twenty lakh only)	₹ 2,00,000/- (Rupees Two lakh only)	On 20.11.2026 from 11.00 am to 03.00 pm with unlimited extension Property ID: **IDIB30255594793**	Not known to the Bank

प्राधिकृत अधिकारी
Authorised Officer
इण्डियन बैंक
Indian Bank

ALLAHABAD
आपकाअपनाबैंक.Your own Bank.

GULABBAGH, PURNES 854326.

Email: P691@indianbank.co.in

Bidders are advised to visit the website (**https://www.ebkray.in**) 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.ebkray@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.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit:**https://www.ebkray.in** 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.ebkray.in**.

प्राधिकृत अधिकारी
Authorised Officer
इंडियन बैंक
Indian Bank

Authorized Officer
Indian Bank

Place: Gulabbagh, Purnea
Date: 31.10.2026
Belwa Branch