इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ANNEXURE- C

Branch: Muzaffarnagar Nai Mandi

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.	**M/s Jai Mata Bala Sundari Steels Pvt. Ltd. (Borrower)** Registered Office: 189, Bhagirathi, Sector-9, Rohini, New Delhi – 110085 Administrative Office: 7/2 B, New Mandi, Muzaffarnagar – 251001 Head Office: 66, Ghair Khatti , New Mandi, Muzaffarnagar
2.	**Shri Ankit Singhal S/o Shri Jitendra Singhal (Director & Guarantor)** R/o 396/2/1, Patel Nagar, New Mandi, Muzaffarnagar-251001
3.	**Sh. Puneet Garg S/o Sh. Bishamber Sahai Garg (Director & Guarantor)** R/o 342, Near Patel Nagar Post Office, Patel Nagar, New Mandi,Muzaffarnagar-251001
4.	**Sh. Anil Kumar Rathi s/o Sh. Brij Pal(Guarantor & Mortgagor)** Add 1 - R/o 115, Village Kahera, Tissa, Muzaffarnagar-251308 Add 2 - Madhav Vihar, Jansath Road, Muzaffarnagar
5.	**Smt. Charu Maheshwari w/o Sh. Ajay Kumar Maheshwari (Guarantor &Mortgagor)** R/o 11-A, New Mandi, Muzaffarnagar
6.	**Smt Brijesh Rathi W/o Shri Anil Kumar (Guarantor)** R/o 115, Village Kahera, Tissa, Muzaffarnagar-251308
7.	**Smt. Payal Garg w/o Sh Puneet Garg (Guarantor)** R/o 342 /1, Near Patel Nagar, New Mandi, Muzaffarnagar-251001
8.	**M/s Gayatri Iron Pvt Ltd (Guarantor)** 7/2-B, New Mandi, Muzaffarnagar-251001
9.	**M/s Vasu Steels Pvt Ltd(Guarantor)** 580/176, Bhartiya Colony, New Mandi, Muzaffarnagar-251001
10.	**M/s Nandini Sales Corporation, Prop- Sh. Puneet Garg (Guarantor)** **R/o 342, Nalapar 2, Muzaffarnagar**

Account No.	**A/c Name**
50107808630	M/s. Jai Mata Bala Sundari Steels Pvt. Ltd.

M/s. Jai Mata Bala Sundari Steels Pvt. Ltd. availed Cash Credit from Indian Bank, **Muzaffarnagar Nai Mandi Branch**, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s. Jai Mata Bala Sundari Steels Pvt. Ltd.** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **16.07.2026** 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 **Rs. 8,15,02,531.80/- (in words Rupees Eight Crore Fifteen Lakhs Two Thousand Five Hundred Thirty One and Paisa Eighty Only)** as on **16.07.2026** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **16.07.2026**.

As **M/s. Jai Mata Bala Sundari Steels Pvt. Ltd.** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **06.10.2026** 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, 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 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, 15 days notice of sale is required to be given and hence we are issuing this notice.

The amount due **Rs. 8,15,02,531.80/- (in words Rupees Eight Crore Fifteen Lakhs Two Thousand Five Hundred Thirty One and Paisa Eighty Only)** as on **16.07.2026** with further interest, costs, other charges and expenses thereon.

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 15.12.2026 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 on **14.12.2026** between **11.00 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://baanknet.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 **from 15.11.2026 to 15.12.2026 from 10.00 am to 4.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal **(https://www.baanknet.in(PSB Alliance Pvt Ltd))** using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **4.00pm 15.12.2026** i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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.baanknet.in(PSB Alliance Pvt Ltd)**) **for depositing in bidders Global 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 there for.

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 auction 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
Routing Account 98741041424	Meerut Cantt IDIB000M684

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
(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 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 Residential Land situated in Khasra No 315/1(0.948 Hectares i.e 9,480 sq. mtrs.), 314Mi (0.205 Hectares i.e 2,050 sq. mtrs.), 314/2Mi(0.469 Hectares i.e 4,690 sq. mtrs.), 314/2Mi (0.445 Hectares i.e 4,450 sq. mtrs.) and 314/3 (0.078 Hectares i.e 780 sq. mtrs.) of Village Bibipur, Near Gokul City, Main Muzaffarnagar Bypass Road, Tehsil & Distt. Muzaffarnagar admeasuring total area of 21450 sq mtrs. in name of Mr Anil Rathi S/o Mr Brajpal Singh registered by sale deeds (11158 dt 11.11.2009, 6924 dt 29.06.2007, 6923 dt 29.06.2007, 6922 dt 29.06.2007 and 4745 dt 10.05.2006) in the Sub-registrar office, Muzaffarnagar. Boundaries as per Site are as follows: East : Bypass Road West : Land of others North : Drain then property others South : Property of others Owner/Title holder/s: Sh. Anil Kumar Rathi s/o Sh. Brij pal Add 1 - Vill- Kahera, Muzaffarnagar (Mortgagor) Add 2 - Madhav Vihar, Jansath Road, Muzaffarnagar	Rs. 25,61,05,000.00	Rs. 2,56,10,500.00	Date: 15.12.2026 Time: 11:00AM to 4:00PM Property ID: IDIBM777JAIMA01	Not known to Bank

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All that part and parcel of Residential Land and Building situated at:- A. All that part and parcel of Residential Property situated at Khasra No 503 of village Yusufpur (Andar Hadood) Mohalla Patel Nagar, Pargana and Tehsil Muzaffarnagar, District-Muzaffarnagar admeasuring 291.76 sq. mtrs. in the name of Mrs. Charu Maheshwari W/o Shri Ajay Kumar Maheshwari vide Sale Deed registered at Sub Registrar Office Muzaffarnagar (Serial No. 10863), Bahi No. 1, Zild No. 3795, Page No. 209 to 234 dated 17.10.2007. Boundaries as per title deed are as follows: East: Rasta 20 ft wide West: Property Other Person North: Plot of Kumkum Jain South: Rasta 20 ft wide B. Residential Property situated at Khasra No 503 of village Yusufpur (Andar Hadood) Mohalla Patel Nagar, Pargana and Tehsil Muzaffarnagar, District-Muzaffarnagar admeasuring 107.92 sq. mtrs. in the name of Mrs. Charu Maheshwari W/o Shri Ajay Kumar Maheshwari vide Sale Deed registered at Sub Registrar Office Muzaffarnagar (Serial No. 9477), Bahi No. 1, Zild No. 5107, Page No. 399 to 426 dated 24.09.2009. Boundaries as per title deed are as follows: East: Rasta 20 ft wide West: House Other Person North: Plot No. 14 of Smt. Geeta Gupta South: Plot No. 16 #### Common Residential Land and Building is constructed on the above mentioned 2 title-deeds admeasuring total area of 399.68 sq. mtrs in the name of Mrs. Charu Maheshwari W/o Shri Ajay Kumar Maheshwari R/o 11-A, New Mandi, Muzaffarnagar.	Rs. 2,68,80,000.00	Rs. 26,88,000.00	Date: 15.12.2026 Time: 11:00AM to 4:00PM Property ID: IDIBM777JAIMA02	Not known to Bank

Bidders are advised to visit the website (https://www.baanknet.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.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://www.baanknet.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.baanknet.in.

Place: Muzaffarnagar
Date: 03.11.2026

AUTHORISED OFFICER