



E Auction 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 Bazzaz Agencies Through Proprietor Mr. Mohammad Shuaib (Borrower)	Address : Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow
2. Mr. Mohammad Shuaib S/o Noor Ahmad (Borrower/Mortgager)	Residential Address : H No 250/11, 2nd Floor, Bheem Nagar, Yahiyaganj, Lucknow ,226003 Property Address1 : Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow ,226003
3. Mr. Noor Alam S/o Noor Ahmad (Guarantor)	Residential Address : H No 160/50, Kashi Dera, Wazerganj, Lucknow 226018

Sub: Your loan account **CC: 50356079983, WCTL:7088832266**, with Indian Bank FODS branch

**[APPENDIX- IV-A]
[See proviso to rule 8 (6)]**

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 8 (6) of the Security Interest (Enforcement) Rules, 2002

1. 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 **Symbolic** possession of which has been taken by the Authorised Officer of Indian Bank, Faculty of Dental Science Branch, Secured Creditor, will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on 19.06.2024 for recovery of **Rs. 27,86,523/- (Rupees Twenty Seven lakhs Eighty Six Thousand Five Hundred Twenty Three Only)** (as on 03.01.2024 with further interest, costs, other charges and expenses thereon) due to the Indian Bank, Faculty Of Dental Science branch, Secured Creditor, from - (1) **M/s Bazzaz Agencies Through Proprietor Mr. Mohammad Shuaib (Borrower)**, Address: **Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow** (2) **Mr. Mohammad Shuaib S/o Noor Ahmad (Borrower /Mortgager)**, Address: **H No 250/11, 2nd Floor, Bheem Nagar, Yahiyaganj, Lucknow ,226003 & Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow ,226003** (3) **Mr. Noor Alam S/o Noor Ahmad (Guarantor)**, Address: **H No 160/50, Kashi Dera, Wazerganj, Lucknow 226018**. The reserve price will be **Rs. 27,10,000/- (Rupees**



Twenty Seven Lakhs Ten thousand Only) and the earnest money deposit will be Rs. 2,71,000/- (Rupees Two Lakhs Seventy One Thousand Only).

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 of Shop No. 1, UGF H no 255/10 Yahiyaganj , Lucknow 226003. Area : 271 Sq Ft Boundaries North : Rest Part of Property South : Road 6 ft wide East : Common Passage and stairs West : Property 250/10 Ka Registered at Sub Registrar 3 Lucknow vide bahi no. 1, zild No. 10629, Pages 83-130 , Serial No. 4758 Dated 10/07/2014
Encumbrances on property	NIL
Reserve Price	27,10,000/-
EMD Amount	2,71,000/-
Bid incremental amount	Rs. 10,000/- (Rs. Ten thousand only)
Date and time of e-auction	19/06/2024 & 11.00 AM. TO 5.00 PM.
Property ID No.	IDIBLUK511F501

For detailed terms and conditions of the sale, please refer to the link provided in Indian Bank, Secured Creditor's website i.e. www.indianbank.in.

Date, 08/05/2024

Authorised Officer

Place:LUCKNOW

THE TERMS AND CONDITIONS FOR SALE

Sale Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s), that (1) **M/s Bazzaz Agencies Through Proprietor Mr. Mohammad Shuaib** (Borrower), Address: **Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow** (2) **Mr. Mohammad Shuaib S/o Noor Ahmad** (Borrower /Mortgager), Address: **H No 250/11, 2nd Floor, Bheem Nagar, Yahiyaganj, Lucknow ,226003 & Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow ,226003** (3) **Mr. Noor Alam S/o Noor Ahmad** (Guarantor), Address: **H No 160/50, Kashi Dera, Wazerganj, Lucknow 226018** availed CC /Loan facility from Indian Bank, FODS Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Bazzaz Agencies Through Proprietor Mr. Mohammad Shuaib** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **03.01.2024** .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 Borrower(s), Guarantor(s) (1) **M/s Bazzaz Agencies Through Proprietor Mr. Mohammad Shuaib** (Borrower), Address: **Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow** (2) **Mr. Mohammad Shuaib S/o Noor Ahmad** (Borrower /Mortgager), Address: **H No 250/11, 2nd Floor, Bheem Nagar, Yahiyaganj, Lucknow ,226003 & Shop No. 1, UGF 250/10, Chamar Toliya, Yahiyaganj, Lucknow ,226003** (3) **Mr. Noor Alam S/o Noor Ahmad** (Guarantor), Address: **H No 160/50, Kashi Dera, Wazerganj, Lucknow 226018** liable to the Bank to pay the amount due to the tune of **Rs. 27,86,523/- (Rupees Twenty Seven lakhs Eighty Six Thousand Five Hundred Twenty Three Only** as on 03.01.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 03.01.2024 **M/s Bazzaz Agencies Through Proprietor Mr. Mohammad Shuaib** failed to make payment despite Demand Notice, the Authorized Officer took physical /constructive / Symbolic (whichever is applicable) possession of the schedule mentioned properties under the Act on **20.04.2024** 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 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 03.01.2024 is **Rs. 27,86,523/- (Rupees Twenty Seven lakhs Eighty Six Thousand Five Hundred Twenty Three Only)** with further interest, costs, other charges and expenses thereon from 03.01.2024 .

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 19/06/2024 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 **13/05/2024** (date) to **15/06/2024 (date)** , at FODS Branch, 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://ibapi.in** and **www.mstcecommerce.com**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **13/05/2024** (date) to **18/06/2024** (date) from **10.00am to 7.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal (**https://www.mstcecommerce.com/auctionhome/ibapi**) 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 **18/06/2024** 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.mstcecommerce.com/auctionhome/ibapi>) 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 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 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
6127853725 - E- AUCTION EMD ACCOUNT	HAZRATGANJ BRANCH- IDIB000H561

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

