

**ANNEXURE- X**



**इलाहाबाद**

**ALLAHABAD**

Branch: Shivpur Lalpur Branch, Distt. Bahraich (UP) 271882  
Phone: (M-09883250690) Email: shivpurlalpur@indianbank.co.in

Dated: 16.05.2024

**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**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is basis" on **26.06.2024 (Wednesday)**, for recovery of **Rs. 98,27,242/- (Rupees Ninety-eight Lacs Twenty-seven Thousand Two Hundred Forty-two only)**. As per the demand notice dt. **13.09.2021** the amount due as on **13.09.2021** with further interest, costs, other charges and expenses thereon due to the **Indian Bank, Shivpur Lalpur, Distt. Bahraich(UP)** Secured Creditor, from 1. M/s RAJ MODANWAL ENTERPRISES Proprietorship Firm :1) Mr. Amol Kumar S/O Shri Raj Kumar(proprietor/Guarantor), Regd. Address- H N 311 Vill And Post Bhaukhara Matera Bazar Bahraich -271882, 2. Mr. Amol Kumar S/O Shri Raj Kumar (Prop. and Legal Heir of Mortgagor/Guarantor) Regd. Address- H N 311 VILL AND POST Bhaukhara Matera Bazar Bahraich - 271882, 3. Mr. Omi Gupta S/O Raj Kumar (Legal Heir of mortgagor and Guarantor Lt. Smt. Meena Kumari) Regd. Address- H N 311 Vill And Post Bhaukhara Matera Bazar Bahraich -271882, 4. Mrs. Shalini alis Shalu Gupta W/O Anil Gupta & D/O Raj Kumar Gupta (Legal Heir of mortgagor and Guarantor Lt. Smt. Meena Kumari), Regd. Address- H N 311 VILL AND POST Bhaukhara Matera Bazar Bahraich -271882, 5. Mrs. Sunaina W/O Shishir Gupta & D/O Raj Kumar Gupta (Legal Heir of mortgagor and Guarantor Lt. Smt. Meena Kumari), Regd. Address- H N 311 VILL AND POST Bhaukhara Matera Bazar Bahraich -271882. The specific details of the properties intended to be brought to sale through e-auction mode, are enumerated below:

| Detailed description of the Property   | Reserve Price   | EMD Amount   | Bid Incremental Amount                             | Property ID No.         |
|--|---|--|--|-------------------------|
| <p><b>Property No:- 1</b><br/><b>Land and Building situated at:-</b><br/>1. a) Sale deed dated 10.12.2014, registered on 10.12.2014, Bahi no. 1, Zild no. 8131, Page no. 297 to 316 at Silsila no. 22831 in SRO Nanpara in the name of Sri Amol &amp; Sri Omi Gupta both S/o Raj kumar (Both are Legal Heir of Late. Smt. Meena Kumari w/o Sh. Raj Kumar) R/o Matera Bazar Pargana tehsil Nanpara Distt. Bahraich, U.P area measuring 0.008 Hect. All that part and parcel of Property situated at gata no. 265ba Min/0.008Hec or 900 Sqfit., Vill- Charsanda Mafi, Bahraich-Nanpara main road , Pargana, Tehsil-Nanpara Distt- Bahraich.<br/><b>Boundries description</b><br/>East:- Field of Seller<br/>West:- Field of Seller<br/>North: Field of Seller<br/>South: Nanpara-Bahraich Road</p> <p>1. b) Sale deed dated 24.02.2015, registered on 28.02.2015, bahi no. -1, Zild no. 8293, Page no. 309 to 332 at Silsila no. 3669 in</p> | <p>Rs.52,63,000/-<br/>-<br/>(Rupees Fifty-two Lacs Sixty-three Thousand only)</p> | <p>Rs.5,26,300/-<br/>-<br/>(Rupees Five lacs Twenty-six Thousand Three Hundred only)</p> | <p>₹30,000/-<br/>(Rupees Thirty Thousand only)</p> | <p>IDIB300490391871</p> |

For Indian Bank/इण्डियन बैंक

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|  |   |  |   |                                |
|--|---|--|---|--------------------------------|
| <p>SRO Nanpara in the name of Sri Amol &amp; Sri Omi Gupta both S/o Raj kumar (Both are Legal Heir of Late. Smt. Meena Kumari w/o Sh. Raj Kumar), R/o Matera Bazar Pargana tehsil Nanpara Distt. Bahraich, U.P area 450sqft. All that part and parcel of Property situated at gata no. 265ba/0.004Hect, Vill- Charsanda Mafi, Bahraich-Nanpara main road, Pargana, Tehsil-Nanpara Distt- Bahraich.</p> <p><b>Boundries description</b><br/>East:- Field of Seller West:- Field of Purchaser Meena Kunari<br/>North:- Field of Seller South:- Nanpara-Bahraich road<br/>Total area = <b>0.012 Hect</b><br/>(0.008/+0.004)/1350Sqft (900+450)</p>  |   |  |   |                                |
| <p><b>Property No:- 2</b><br/><b>Land and Building situated at:-</b><br/>Sale deed dated 13.10.2010, registered on 13.10.2010, photo state bahi pustak no. 1, khand 5487 pages 17-54 at Silsila No-12108, in SRO Nanpara in the name of Sri Amol Kumar &amp; Sri Omi Gupta both s/o Sri Raj Kumar and Shalni &amp; Sunena both D/o Sri Rajkumar (All are Legal Heir of Late. Smt. Meena Kumari w/o Sh. Raj Kumar) area measuring 875 sqft. All that part and parcel of Property situated at Vill-Matera Bazar railway station road pargana, tehsil nanpara Distt- Bahraich.</p> <p><b>Boundries description</b><br/>East:- Pakki Sadak<br/>West:- House of Jagdish<br/>North:- Gali 5 fit Wide<br/>South:- House of Jagdish</p>  | <p><b>Rs.</b><br/><b>32,45,000/-</b><br/>(Rupees Thirty-two Lacs Forty-five Thousand only)</p>  | <p><b>Rs.</b><br/><b>3,24,500/-</b><br/>(Rupees Three lacs Twenty-four Thousand Five Hundred only)</p> | <p><b>₹20,000/-</b><br/>(Rupees Twenty Thousand only)</p> | <p><b>IDIB300490391872</b></p> |
| <p><b>Property No:- 3</b><br/><b>Land and Building situated at:-</b><br/>Sale deed dated 20.07.2012, registered on 23.07.2012, bahi no. 1, Zild no. 6506, pages 01 to 30 at Silsila no-8468, in SRO Nanpara in the name of Sri Amol Kumar &amp; Sri Omi Gupta both s/o Sri Raj Kumar and Shalni &amp; Sunena both D/o Sri Rajkumar (All are Legal Heir of Late. Smt. Meena Kumari w/o Sh. Raj Kumar) area measuring 2453 sqft. All that part and parcel of Residential Property situated at Vill- Matera Bazar railway station road pargana, tehsil nanpara Distt. - Bahraich</p> <p><b>Boundries description</b><br/>East:- Plot of Bhagauti sahu<br/>West:- Pakki Sadak Mtaira to Navabganj<br/>North:- Chak Marg<br/>South:-Plot of Parvati Devi &amp; Grove land of Seller</p> | <p><b>Rs.</b><br/><b>24,32,000/-</b><br/>(Rupees Twenty-four Lacs Thirty-two Thousand only)</p>   | <p><b>Rs.</b><br/><b>2,43,200/-</b><br/>(Rupees Two lacs Forty-three Thousand Two Hundred only)</p>    | <p><b>₹20,000/-</b><br/>(Rupees Twenty Thousand only)</p> | <p><b>IDIB300490391873</b></p> |
| <p><b>Prior Encumbrance</b></p>  | <p>As per our record not known to Bank</p>  |  |   |                                |
| <p><b>Last Date of EMD</b></p>   | <p><b>24.06.2024 (Monday)</b></p>   |  |   |                                |
| <p><b>Date and time of e-auction at the platform of e-auction Service Provider</b><br/><a href="https://www.mstcecommerce.com/auction/home/ibapi">https://www.mstcecommerce.com/auction/home/ibapi</a></p>   | <p><b>26.06.2024 (Wednesday)</b></p> <p>For Indian Bank/इण्डियन बैंक</p>  <p>Authorised Officer/प्राधिकृत अधिकारी</p> |  |   |                                |

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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 **24.06.2024 (Monday)** 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.

### 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://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.
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 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     |
|---|------------------------------|
| A/c No. : 98741056702                   | Branch Name : SHIVPUR LALPUR |
| A/c Name : Indian bank Internal Account | IFS Code : IDIB000S666       |


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 – IA of Income Tax Act 1961 and TDS is to be deducted 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 expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-Auction will be provided by our e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (Help line number 033-23400020/23400021/23400022). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

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9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) [www.indianbank.co.in](http://www.indianbank.co.in) (2) <https://www.ibapi.in> (3) <https://www.mstcecommerce.com/auctionhome/ibapi>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from e-**भ्रय** –IBAPI portal (<https://www.ibapi.in>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.
13. 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.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.
15. 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 <https://www.mstcecommerce.com/auctionhome/ibapi>. Details of which are available on the e-Auction portal.
16. 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).
17. If the e- Auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **Shivpur Lalpur** Branch, Bahraich.
19. 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: Bahraich  
Date: 16.05.2024

For Indian Bank/ **भ्रय** बैंक  
  
Authorized Officer  
Indian Bank