

ANNEXURE- B

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 property mortgaged/charged to the Secured Creditor, the **physical /constructive / Symbolic** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **MPHB** branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.05.2024**, for recovery of **Rs. 1098857/- (Rupees Ten Lakhs Ninety Eight Thousand Eight Hundred & Fifty Seven only)** (as on **29.05.2024**) due to the Indian Bank, **MPHB** branch, Secured Creditor, from **Borrower and Mortgagor Mr. Mubeen Khan and Mrs. Ashmaa Khan Ward No.17, Banda Bairagi Marg, Reeta Fatak, Mata Mandir, Gali No. 01, Vidisha and H.No. Juhi-54, Indus Town, Phase -4, Hoshangabad Road, Bhopal** (Name and address of the borrower/guarantor).

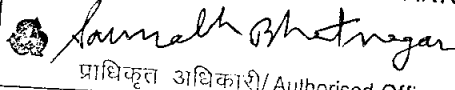
The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	Residential Flat No. GF-02, Ground Floor, Siddharth Apartment, Constructed on Plot No. 25, Shrikrishnapuram, Phase-1, Village-Samardha Kaliyasot, Patwari Halka No.44, Tehsil Huzur, Distt. Bhopal (M.P.)
Encumbrances on property if any	Nil
Reserve Price	Rs. 860000/-
EMd Amount	Rs. 86000/-
Bid incremental amount	Rs. 10000/-
Date and time of e-auction at the plate form of e-auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi	05.07.2024 From 10:00 AM to 5:00 PM
Property ID No.	IDIB504758960259

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 05.07.2024 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.

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.

कृते इंडियन बैंक/For INDIAN BANK

प्राधिकृत अधिकारी/Authorised Officer