

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Sainik Nagar

Phone No: 0522-2323242

Notice of sale under Rule 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,

SN	Name	Address
1	Mr Rajesh Rastogi S/o Late Rameshwar Prasad (Legal heir of Late Mrs Sudha Rastogi)	59, Subhash Marg, Hanuman GI College, Chowk, Lucknow-226003
2	Mr Arush Rajesh Rastogi S/o Mr Rajesh Rastogi (Legal heir of Late Mrs Sudha Rastogi)	59, Subhash Marg, Hanuman GI College, Chowk, Lucknow-226003

Sub: Loan account - Home Loan (A/c No. of Late Smt Sudha Rastogi A/c No- 50464154304 with Indian Bank, Sainik Nagar Branch

Late Smt Sudha Rastogi availed Home Loan from Indian Bank, Sainik Nagar Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Legal Hiers of Late Smt. Sudha Rastogi failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 23.04.2026 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) Legal hier(s) Sri Rajesh Rastogi (Legal Hier of Late Mrs Sudha Rastogi), Sri Arush Rajesh Rastogi (Legal Hier of Late Mrs Sudha Rastogi) liable to the Bank to pay the amount due to the tune of Rs.31,19,553.00 (Thirty One Lakhs Nineteen Thousand Five Hundred and Fifty Three Rupees only) as on 23.04.2026 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 23.04.2026.

As Sri Rajesh Rastogi (Legal Hier of Late Mrs Sudha Rastogi), Sri Arush Rajesh Rastogi (Legal Hier of Late Mrs Sudha Rastogi) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 06.07.2026 after complying with all legal formalities.

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कृते इंडियन बैंक
 For Indian Bank
 प्राधिकृत अधिकारी/Authorized Officer

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 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 27.07.2026 is **Rs. 31,36,808/- (Rupees Thirty One Lakh Thirty Six Thousand Eight Hundred and Eight only)** with further interest, costs, other charges and expenses thereon from 28.07.2026

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 07.09.2026 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 **10.08.2026 to 05.09.2026** 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://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms & conditions would be available in the website from **10.08.2026 to 05.09.2026** between **11:00 AM to 07:00 PM**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.com>) (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 05.09.2026 i.e before the e-Auction Date and 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.baanknet.com>) (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

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 कूते इंडियन बैंक
For Indian Bank

प्राधिकृत अधिकारी / Authorised Officer



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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 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.

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 , as is what is and Whatever there is " basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

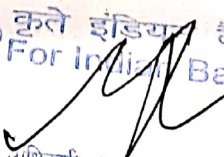
If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

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 Land and Building situated at House no 215/059, Subhash Marg, Ward- Maulaviganj, Lucknow-	1,47,43,000/-	14,74,300/-	Date 07.09.2026 Time- 11.00 AM. TO 3.30 PM. Property ID No.- IDIBLUKS5022601	Nil

 कूते इंडिय बैंक
For India Bank

प्राधिकृत अधिकारी/Authorised Officer

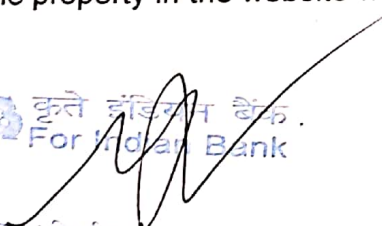
226003 Area of the Property: 98.884 SqMtr. Owner of the Property: MrsSudhaRastogi w/o Mr Rajesh Rastogi Bounded by : East : 50 feet Wide Road West : House of Prabhu Dayal Rastogi North : House of Prabhu Dayal Rastogi South : House of Subhash Agarwal				
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Bidders are advised to visit the website (<https://www.baanknet.com>) 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.ebkay@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.ebkay@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit:<https://www.baanknet.com> 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.com>.

 कृते इंडियन बैंक
For Indian Bank


AUTHORISED OFFICER

Place: Lucknow
Date: 28.07.2026

EY478586139IN

DT- 28.07.2026



INLAND SPEED POST DOCUMENT



EY478586139IN

Dely Office & Pincode: Lucknow Chowk HO(226003)	
Booking Office: Speed Post Booking Counter Lucknow RMS (226004) Counter No. 1, 28-07-2026 21 13:24 GSTNo.09AAAGC0300C1ZF BkgRefID: 3126004228072654013	
ChargedWeight(gms): 20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L:NA B:NA H:NA) AmountPaid: 23.00(Base Tariff-Rs.19 Tax-Rs.4) (CGST: 2.00 SGST: 2.00) ModeofPayment: ONLINE PaymentTransactionID:	
Sender	Receiver
INDIAN BANK Mobile No.9794032486 SAINIK NAGAR LUCKNOW UTTAR PRADESH-226025	RAJESH RASTOGI Mobile No.9794032486 LKO LUCKNOW UTTAR PRADESH-226003

Track on www.indiapost.gov.in OR Dial 18002000908 - IVR NO.: 0989478586139

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DT. 28.07.2026



INLAND SPEED POST DOCUMENT



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Dely Office & Pincode: Lucknow Chowk HO(226003)	
Booking Office: Speed Post Booking Counter Lucknow RMS (226004) Counter No. 1, 28-07-2026 21 13:24 GSTNo.09AAAGC0300C1ZF BkgRefID: 3126004228072654013	
ChargedWeight(gms): 25 Phy.Wt(gms): 25 Vol.Wt(gms): NA(L:NA B:NA H:NA) AmountPaid: 23.00(Base Tariff-Rs.19 Tax-Rs.4) (CGST: 2.00 SGST: 2.00) ModeofPayment: ONLINE PaymentTransactionID:	
Sender	Receiver
INDIAN BANK Mobile No.9794032486 SAINIK NAGAR LUCKNOW UTTAR PRADESH-226025	ARUSH RAJESH RASTOGI Mobile No.9794032486 LKO LUCKNOW UTTAR PRADESH-226003

Track on www.indiapost.gov.in OR Dial 18002000908 - IVR NO.: 0989478586173

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