

 इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD	Branch-kashipur Cheema Chauraha
आपका अपना बैंक, Your Own Bank ईमेल/ Email- k620@indianbank.co.in	Sadhna complex, ramnagar road kashipur Dist-udham singh nagar uttarakhand PIN (244713)

ANNEXURE- X

(Format for uploading in BAANKNET.COM site along with photograph)

APPENDIX- IV-A" [See proviso to rule 8 (6)/9(1)](*Retain whichever is applicable)

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** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank Kashipur Cheema Chauraha branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09.09.2026 for recovery of Rs. **Rs. 3,04,55,346/- (Rupees Three Crore Four Lacs Fifty-Five Thousand Three Hundred Forty-Six only)** (as on 01.07.2023) due to the Indian Bank, Kashipur Cheema Chauraha branch, Secured Creditor, from undermentioned borrower/guarantor).

Name & Address of Borrower and Guarantor and Mortgagor	Relationship to account
S. Jagir Singh Educational Society, Village Garhi Inderjeet, Post & Tehsil Kashipur, Dist U S Nagar 244713	(Borrower and Mortgagor)
Mr. Gurdoyal Singh Saini S/o Late Shri Jagir Singh R/o 1. HN-27, Near DPS Public School, Vill.Garhi Indrajeet, Ram Nagar Road, Kashipur, Dist U S Nagar, Uttarakhand. 2. H-26, Devasthali, Ramnagar Road, Kashipur, Dist U S Nagar, Uttarakhand	Guarantor
Smt. Harpreet Kaur Saini W/o Gurdoyal Singh Saini R/o 1. HN-27, Near DPS Public School, Vill.Garhi Indrajeet, Ram Nagar Road, Kashipur, Dist U S Nagar, Uttarakhand. 2. H-26, Devasthali, Ramnagar Road, Kashipur, Dist U S Nagar, Uttarakhand	Guarantor & Mortgagor
Mr. Simranjit Singh S/o Mr. Gurdoyal Singh R/o 1. HN-27, Near DPS Public School, Vill.Garhi Indrajeet, Ram Nagar Road, Kashipur, Dist U S Nagar, Uttarakhand. 2. H-26, Devasthali, Ramnagar Road, Kashipur, Dist U S Nagar, Uttarakhand	Guarantor
Mrs. Harendra Saini R/o Vill.Garhi Indrajeet, Ram Nagar Road, Kashipur, Dist U S Nagar, Uttarakhand	Guarantor
Mr. Rajiv Agarwal S/o Shri Jai Prakash R/o Moh.Chamunda Vihar Colony Behind Dr Bansal Hospital, Near Shivangi Children Public School, Kashipur, Dist U S Nagar, Uttarakhand	Guarantor


कृत इण्डियन बैंक/For INDIAN BANK
काशीपुर/Kashipur

Page 1 of 4


प्राधिकृत अधिकारी/Authorised Officer (eAB)
इलाहाबाद/Allahabad

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 the part and parcel of the property situated at Vill Garhi Indrajeet, Ramnagar Road, Tehsil- Kashipur, District- Kashipur owned by M/s S Jagir Singh Educational Society through its chairman Shri Gurdayal Singh Saini having property at Khasra No-106/8/1min having total area of 1.635 hect. Registered in Book No.1, Electrostate Zild No.1727 on Page No.189-214 at Sr.No.2366 on dated 25.04.2009 at Sub registrar Kashipur and duly rectified to correct the name of Lessee S Jagir Singh Educational Society in place of Sardar Jageer Singh Educational Society. Regd at SRO Kashipur in Bahi No 1, Jild No 2612, Pages from 95-100, Serial No 8289 on 03.08.2011 alongwith Supplementary Deed with Sr No 742 page no 341 to 346 Bahi No-1 & Jild No- 2796 dated 13.01.2012. Property bounded as under- East – Road West- Land of Kulwant Kaur(Khasra No.105/6) North- Road South- Land of Harish Chandra Pattedar
Encumbrances on property, if any	NIL
Reserve Price	Rs 9,70,00,000/-
EMD Amount	Rs 97,00,000/-
Bid incremental amount	Rs. 100000/-
Date and time of e-auction	09.09.2026 10:00 AM To 04:00 PM
Property ID No.	IDIB50236360145

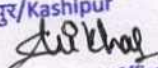
The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 09.09.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC 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://baanknet.com>) for depositing in bidders e-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 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
Account No. 50417420125 Account Name: INDIAN BANK ZO Dehradun EMD Account	Indian Bank Kashipur Branch IDIB000K620

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

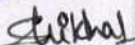
 कृते इण्डियन बैंक/For INDIAN BANK
 काशीपुर/Kashipur

 अधिकृत अधिकारी/Authorised Officer (eAB)
 इलाहाबाद/Allahabad

3. Payment or sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder 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 therefor.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
8. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.**, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at **e-Auction Service Provider's website <https://baanknet.com>**
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://baanknet.com>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray (<https://baanknet.com>)**.
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.
12. Bidder's e-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. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User 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 PSB Alliance Pvt. Ltd., 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 of their being declared as a successful bidder 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, Kashipur Cheema Chauraha Branch.

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 enquiries 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: Kashipur Cheema Chauraha
Date: 19.08.2026

 कृते इण्डियन बैंक/For INDIAN BANK
काशीपुर/Kashipur


प्राधिकृत अधिकारी/Authorised Officer (eAB)
 अलाहाबाद/Allahabad
(Authorised Officer)