



APPENDIX- IV-A" [See proviso to rule 9 (1)]

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 Symbolic possession of which has been taken by the **Authorised Officer of Indian Bank, Tagore Nagar branch**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.09.2026**, for recovery of **Rs. Rs. 21,15,160/- (Rupees Twenty One Lakhs Fifteen Thousand One Hundred Sixty only)** as on 26.08.2026 with further interest, costs, other charges and expenses thereon due to the Indian Bank, **Tagore Nagar branch Ludhiana**, Secured Creditor, from

- 1) **Mrs. Manju W/o Mr. Deepu Panday (expired) (through Legal Hairs) - Mr. Deepu Panday S/o Mr. Jamna Parshad Panday - R/o : B-1-264, Street No. 3, Guru Nanak Pura, Civil Lines, Ludhiana - 141001**
Other Address: H.No. B-34-6527/67/1, Preet Vihar, Village - Jassian, Ludhiana - 141001
2. **Mr. Deepu Panday S/o Mr. Jamna Parshad Panday - R/o : B-1-264, Street No. 3, Guru Nanak Pura, Civil Lines, Ludhiana - 141001**
Other Address: H.No. B-34-6527/67/1, Preet Vihar, Village - Jassian, Ludhiana - 141001
3. **Mr. Rajinder Kumar S/o Mr. Deepu Panday (expired) (through Legal Hairs) Vibha w/o Late Sh Rajinder Kumar**
R/o : B-1-264, Street No. 3, Guru Nanak Pura, Civil Lines, Ludhiana - 141001
Other Address: H.No. B-34-6527/67/1, Preet Vihar, Village - Jassian, Ludhiana - 141001

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 the property situated at H.No. B-34-6527/67/1, measuring 71.11 Sq. Yards comprised in Khasra No. 42//12/1/1-19/2-20 Khata No. 338/352, 339/353, Jamabandi Year 2007-2008, Wakia Preet Vihar, Village Jassian, Hadbast No. 101, Tehsil & District Ludhiana in the name of Smt. Manju vide Wasika No. 135 dated 19.05.2020 bounded as under: East : Dilraj Singh 32' West : Gali 20' Wide North : Gali 20' Wide South : Neighbour 20'
Encumbrances on property	Not known to Bank
Reserve Price	Rs 21,92,000/-
EMD Amount	RS 2,19,200/-
Bid incremental amount	₹20,000/-

FOR INDIAN BANK
ALLAHABAD
Authorised Officer
Tagore Nagar Branch

7. 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.
8. 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.
9. 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>**.
10. 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>
11. 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 **BAANKNET(<https://baanknet.com>)**.
12. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
13. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
14. 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.
15. 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.
16. 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.
17. 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).

- 18.If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
- 19.For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **Tagore Nagar Branch Ludhiana.**
- 20.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: Ludhiana

Date: 31.08.2026


INDIAN BANK
लੁਧਿਆਣਾ/ALLAHABAD
(Authorized Officer)
ਮਾਹਿਕਾ ਅਫਸਰ
ਲੁਧਿਆਣਾ ਸ਼ਾਖਾ/Ludhiana Branch