

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

BRANCH: - 5-C-166, JNV Colony Bikaner, Rajasthan , Pin 334003

NOTICE OF SALE

Ref: IB /Bikaner/2026-27/

Date :-23/09/2026

Notice of sale under Rule 8(6) & 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

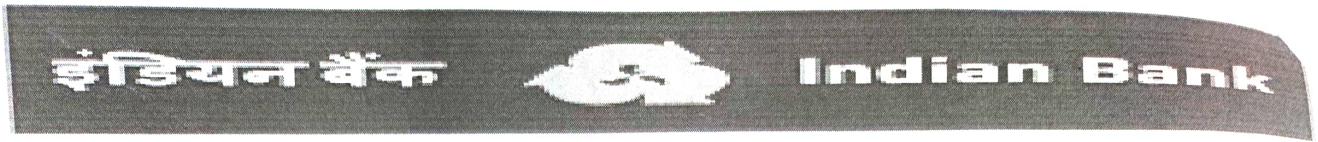
M/s Sai Baba Bhujija Mishthan Bhandar (Borrower) (Prop.Saraswati W/O Mr.Bhanwar Lal) Address : 379,Panchayat Ke Samne, Hudco Colony, Udasar, Bikaner, Raj.334001	Mr.Bhanwar Lal S/o Sh.Gorkha Ram (Borrower,Guarantor & Mortgagor) Address: 379,Panchayat Ke Samne, Hudco Colony, Udasar, Bikaner, Raj.334001 Address: Village-Gadhwala, Teh.& Distt.- Bikaner,Rajasthan-334001
Mrs.Saraswati W/o Mr.Bhanwar Lal (Borrower & Guarantor) Address: 379,Panchayat Ke Samne, Hudco Colony, Udasar, Bikaner, Raj.334001 Address: Village-Gadhwala, Teh.& Distt.- Bikaner,Rajasthan-334001	

Sub: LoanAccount- M/s Sai Baba Bhujija Mishthan Bhandar (Borrower) (Prop.Saraswati W/O Mr.Bhanwar Lal), **OCC-6510977142**, & Mr.Bhanwar Lal S/o Sh.Gorkha Ram, (Borrower,Guarantor & Mortgagor), Mrs.Saraswati W/o Mr.Bhanwar Lal(Borrower & Guarantor) **Housing Loan-6495711234**
Branch- Bikaner – Reg.

M/s Sai Baba Bhujija Mishthan Bhandar (Borrower) (Prop.Saraswati W/O Mr.Bhanwar Lal), & Mr.Bhanwar Lal S/o Sh.Gorkha Ram, (Borrower,Guarantor & Mortgagor), Mrs.Saraswati W/o Mr.Bhanwar Lal(Borrower & Guarantor) OCC & Term Loan facilities from Indian Bank, Bikaner Branch, the repayment of which is secured by Mortgage of schedule 1 mentioned property hereinafter referred to as "the Properties". All of you failed to pay the outstanding dues to the Bank. Therefore Demand Notice dated **23.04.2021** 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 above parties liable to the Bank to pay the amount due to the tune of **Rs.14,45,687/- (Rupees Fourteen Lacs Forty Five Thousand Six Hundred Eighty Seven only)** i.e.(in OCC Account- **Rs.5,56,782/-** and in Term Loan Account- **Rs.8.88,905/-**) as on **31.03.2021** with further interest, costs, other charges and expenses thereon from **01.04.2021**. You failed to make payment despite Demand Notice dated **23.04.2021**. As you have failed to make payment despite Demand Notice, the Authorized Officer took Physical possession of the schedule mentioned properties under the Act on **12.03.2026** after complying with all legal formalities.

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For INDIAN BANK

प्राधिकृत अधिकारी, अंचल कार्यालय, जयपुर
Authorised Officer, Zonal Office, JAIPUR



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As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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 6 (2) and 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, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The total amount due as on **21.09.2026**, Rs.32,25,704/- (Rupees Thirty Two Lacs Twenty Five Thousand Seven Hundred Four only) i.e.(in OCC Account- Rs.17,29,869/- and in Term Loan Account- Rs.14,95,835/-) with further interest, costs, other charges and expenses thereon from **22.09.2026**.

The date of sale is fixed as **28.10.2026** which would be by e-auction mode.

Inspection of the scheduled property/ies(whenever applicable) and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **22.10.2026 to 23.10.2026** between **10.00 am to 5.00 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://baanknet.com>)(PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal <https://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 **27.10.2026** 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://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 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 therefore.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No. : 6239260942 A/c Name : INDIAN BANK ZONAL OFFICE JAIPUR	Branch Name : Malviya Nagar,Jaipur IFSC Code : IDIB000M314

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

For INDIAN BANK

प्राधिकृत अधिकारी, अंचल कार्यालय, जयपुर
Authorised Officer, Zonal Office, JAIPUR

fresh auction
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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 and 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.

***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 (in Rs.)	EMD	Date, Time for e-auction, Possession Type and Property ID No.	Prior Encumbrance
Equitable mortgage of residential house situated at village:-Gadhwala, Teh. Bikaner, Rajasthan-334001 in the name of Mr.Bhanwar Lal S/o Sh.Gorkha Ram having total area of 8325.00 Sq. feet and bounded as under:- East: -Rasta West: -Rasta North: - Rasta South: -Karni Singh House	Rs.1608000/-	Rs.160800/- Last Date of EMD : 27.10.2026 upto 5:00 PM Bid Increment Value - Rs.10000/- And Bid increment Time -10 minutes	28.10.2026 from 11:00 AM to 5:00 PM (with unlimited extension of 10 mintues duration each till the conclusion of the sale) Physical Possession Property ID No. : IDIB3244533610	Nil to the best knowledge of Authorised Officer

Bidders are advised to visit the website (<https://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.baanknet@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.baanknet@psballiance.com.

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

Place : Jaipur
Date : 23.09.2026

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For INDIAN BANK

प्राधिकृत अधिकारी, अंचल कार्यालय, जयपुर
Authorised Officer, Zonal Office, JAIPUR

(AUTHORISED OFFICER)