

SCO-90-91-92, Sector 8 C, Madhya Marg, Chandigarh-160018, Phone No. 0172-5047188,
 Email ID: sam.chandigarh@indianbank.bank.in

ANNEXURE VIII
 30-09-2026

NOTICE OF SALE

Ref No. 166

Branch: SAM, Chandigarh
 Phone No: 9814853264

Notice of sale under Rule 6(2) & 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,

Sh. Raj Rawat s/o Sh. Surinder Rawat (Borrower & Mortgagor)		
Address No 1- H No 3880, Sector- 47D, Chandigarh- 160047		
Address No 2- H No 13 (Property No. B-006/02164), Guru Teg Bahadur Nagar,	Village	
Kharar, Tehsil Kharar, Dist. S.A.S Nagar, Mohali, Punjab-140301		
Smt. Pinki Bhandari w/o Sh. Raj Rawat (Borrower & Mortgagor)		
Address No 1- H No 3880, Sector- 47D, Chandigarh- 160047		
Address No 2- H No 13 (Property No. B-006/02164), Guru Teg Bahadur Nagar,	Village	
Kharar, Tehsil Kharar, Dist. S.A.S Nagar, Mohali, Punjab-140301		

Sub: Loan account – Raj Rawat & Pinki Bhandari (A/c No. 50319631514, 50328847374) with Indian Bank, SAM Chandigarh Branch.

Sh. Raj Rawat and Smt. Pinki Bhandari availed Credit facility from Indian Bank, SAM Chandigarh Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Sh. Raj Rawat and Smt. Pinki Bhandari failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 21.05.2026 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), Guarantor(s) Sh. Raj Rawat and Smt. Pinki Bhandari to the Bank to pay the amount due to the tune of **Rs. 9619533/- (Rupees Ninety Six Lakh Nineteen Thousand Five Hundred Thirty Three Only)** as on 21.05.2026 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 21.05.2026.

As Sh. Raj Rawat and Smt. Pinki Bhandari failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 03.09.2026 after complying with all legal formalities.

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 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, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

दबावग्रस्त आस्तियाँ प्रबंधन (एस.ए.एम.) शाखा चण्डीगढ़ STRESSED ASSETS MANAGEMENT (SAM) BRANCH CHANDIGARH

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*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 29.09.2026 is Rs. 1, 00, 57,980 /- (Rupees One Crore Fifty Seven Thousand Nine Hundred Eighty Only) with further interest, costs, other charges and expenses thereon from 30.09.2026.

The date of sale is fixed as 12-11-2026 (Thursday) 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 **30.09.2026 to 11.11.2026** between **10.00 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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 e-KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 11-11-2026 i.e. one day prior to the e-Auction Date. The registration and e-KYC 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 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
50319613017	Sector 17 B Chandigarh
Authorized Officer Indian Bank SAM Branch Chandigarh	IDIB000C538

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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 and boundaries of properties etc. It is upon the bidder to investigate the actual position on site and with respective authorities/departments for above.

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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

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
Property No.1 Rights under Tripartite Agreement of property situated at Flat No. 704, Block C-1, 7 th Floor, Amazon – The Defence County, Sector 30, Panchkula, Haryana in the name of Mr. Raj Rawat S/o Sh. Surinder Rawat and Mrs. Pinki Bhandari w/o Mr. Raj Rawat.	Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)	Rs. 5,30,000/- (Rupees Five Lakhs Thirty Thousand Only)	12-11-2026 (Thursday) from 11:00 Am to 04:00 PM). Property ID – IDIBF9206	Not known to the Bank. *
Property No.2 All that part and parcel of Land and building measuring 2 Marla (60 Sq. Yards) and residential house thereon, comprised in Khewat No 896, Khatauni No 904/11, Khasra No 12/14(8-0), 15/2(5-16), kitte 02, Share to the extent of 2/276 of Land measuring 13 Kanal 16 Marla, (Plot No 13, Property No. B-006/02164), rakba Guru TegBahadur Nagar, Kharar, Hadbast No	Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only)	Rs. 3,40,000/- (Three Lakhs Forty Thousand Only)	12-11-2026 (Thursday) from 11:00 Am to 04:00 PM). Property ID – IDIBH9206	Not known to the Bank.

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STRESSED ASSETS MANAGEMENT (SAM) BRANCH CHANDIGARH

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184, Tehsil Kharar, District S.A.S Nagar, Mohali, Punjab, in the name of Sh. Raj Rawat s/o Sh. Surinder Rawat as per vasika no 7082 dated 01.02.2016, registered with Sub Registrar Kharar. Boundaries: East: House of Labh Singh, North: House of Ashu Dogra, West: Road, South: House of Mewa Singh				
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*Interested bidder to verify pending dues from builder/any other department. Bank shall not be responsible for any dues pending on property.

Both properties will be sold separately.

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: Chandigarh
 Date: 30-09-2026


 AUTHORISED OFFICER