Registered Post with A/D

Indian Overseas Bank
RANCHI MAIN BRANCH (0366)
ATMARAM BHAWAN, RADDHESHYAM LANE
MAIN ROAD RANCHI (JHARKHAND) --834001
Phone No:0651-2207883 & Email id: iob0366@iob.in

Date: 02.04.2026

E-Auction Sale Notice

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

M/S P K Sales [Borrower]
Proprietor: Mr. Pankaj Kumar Sinha
S/o of Pradeep Narayan Sinha
Godown Address:
M/S P K Sales [Borrower]
Ground Floor, Godown No.1, Village Pirra
Thana No. 97, P.S. Ratu, Ratu Chowk
Ranchi – 835222, Jharkhand
Ph. No. 9304002257
And

1)Mrs. Nutan Sinha [Guarantor]
W/o Pankaj Kumar Sinha
House No 571, H-12, Indrapuri Road No 10
Sukhdeo Nagar Ratu Road Ranchi
PIN: 834005, Jharkhand

2)Mr. Satyendra Kumar [Guarantor]
S/o Mahendra Prasad
H No. 157, Angara
Purulia Road, Angara Chowk, Ranchi 835103
Ph. No. 7739661190
3)Mrs. Krishna Mani Sinha [Guarantor]
W/o of Late Pradeep Narayan Sinha
INDRAPURI ROAD NO 10,H. NO 571H12 PS SUKHDEV NAGAR, RATU ROAD
HEHAL RANCHI -834005
Ph. No. 8797756515
4)Mrs. Sangita Kumari [Guarantor]
W/o Prabhat Kumar
Arsandey Boreya Kanke
Ranchi – 834006, JharkhandPh. No. 9835320087

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
मुख्य प्रबंधक
CHIEF MANAGER

Whereas **i) M/s P.K. Sales (Borrower) Prop. Pankaj Kumar Sinha S/o Sri Pradeep Narayan Sinha ii) Mrs. Nutan Sinha (Guarantor & Mortgagor) W/O Pankaj Kumar Sinha iii)Mr. Satendra Kumar (Guarantor & Mortgagor) S/o Sri Mahendra Prasad iv) Mrs. Krishna Mani Sinha (Guarantor & Mortgagor)W/o Sri Pradeep Narayan Sinha v)Mrs. Sangita Kumari W/o Sri Prabhat Kumar** , have borrowed monies from Indian Overseas Bank against the mortgage of the immovable property more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a **Demand Notice** to the Borrowers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **03.11.2025** calling upon the borrowers i) **M/s P.K. Sales (Borrower) Prop. Pankaj Kumar Sinha S/o Sri Pradeep Narayan Sinha ii) Mrs. Nutan Sinha (Guarantor & Mortgagor) W/O Pankaj Kumar Sinha iii)Mr. Satendra Kumar (Guarantor & Mortgagor) S/o Sri Mahendra Prasad iv) Mrs. Krishna Mani Sinha (Guarantor & Mortgagor)W/o Sri Pradeep Narayan Sinha v)Mrs. Sangita Kumari W/o Sri Prabhat Kumar** to pay the amount due to the Bank, being **Rs.6,51,36,985.93 (Rupees Six Crore Fifty One Lakhs Thirty Six Thousand Nine Hundred Eighty Five and Ninety Three paisa only)** as on 03.11.2025 payable together with further interest, at contractual rates and rests along with costs and charges etc. till date of repayment, within 60 days from the date of receipt of the said notice.

Whereas the borrower having failed to pay the amount dues in full to the bank as called for in the said demand notice, the bank has taken possession of the secured assets more fully described in the schedule hereunder on 13.01.2026 under Section 13(4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under section 13(4) of the Act read with the rules 8&9 of the Security Interest (Enforcement) rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs.6,60,91,662.93/-approx (Rupees Six Crore Sixty Lakh Ninety One Thousand Six Hundred Sixty Two and Ninety Three only) as on 25.12.2025** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower **as on 25.12.2025 is Rs. Rs.6,60,91,662.93/-approx (Rupees Six Crore Sixty Lakh Ninety One Thousand Six Hundred Sixty Two and Ninety Three only)** along with further interest after reckoning repayments if any, subsequent to the bank issuing the demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the bank's dues by sale of the under mentioned properties.

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
मुख्य प्रबंधक
CHIEF MANAGER

SCHEDULE OF PROPERTIES

1.Property in the name of Sri Satendra Kumar Sinha S/o Sri Mahendra Prasad Sinha vacant land situated at Khata No. 80, R.S Plot No. 181, Sub Plot No. 181/Part , Thana No. 26,Village- Angara, P.S-Angara, Thana no. 26, Dist-Ranchi admeasuring 26 decimal out of 72 decimal, deed no. 19076 dated 17.11.2009

As per the valuation report dt .06.02.2026 submitted by Mr. Mukesh Kumar Agrawal (Panel Valuer), **Fair Market Value/Market value of the security is Rs. 55,73,000/-** and **forced sale Value of the security is Rs.48,60,000/-.**

Reserve price: Rs.53,48,000/- **Earnest Money Deposit: Rs.5,34,800/-**

2. Extension of Equitable mortgage of residential Landed property situated at Khata no 262, R.S. Plot No 2334, Sub plot No.2334/part, Thana no no 48 of Mouja/Village: Rajadera PS: Angara Ranchi, admeasuring 50 decimal in the name of Mrs. Nutan Sinha vide deed no 6641 dated 27.09.2019 .

As per valuation report dated 06.02.2026 submitted by Mr. Mukesh Kumar Agrawal (Panel Valuer), **Fair Market Value/Market value of the security is Rs.56,60,000/-** and **forced sale Value of the security is Rs.49,60,000/-.**

Reserve price: Rs.54,31,000/- **Earnest Money Deposit: Rs.5,43,100/-**

3. Extension of Equitable mortgage of Land and Building at Khata no 02, R.S. Plot No 134, Sub Plot No.134/C, Thana no 93, of Village: Pirra PS: Ratu Ranchi, admeasuring **07** deimal in the name of Mrs. Krishnamani Sinha vide Sale deed no 14081 dated 25.09.2006 .

As per valuation report dated 06.02.2026 submitted by Mr. Sanjay Kumar (Panel Valuer), **Fair Market Value/Market value of the security is Rs. 71,30,000/-** and **forced sale Value of the security is Rs.57,04,000/-.**

Note out of 7 decimal land 1 decimal has gone into road therefore valuation of 6 decimal is taken into consideration.

Reserve price: Rs.68,42,000/- **Earnest Money Deposit: Rs.6,84,200/-**

4. Extension of Equitable mortgage of Flat no Flat No 3A, 3rd floor, on multi-storeyed Building J.L.A Hills with super built up area 1070 sq.ft. along with Undivided Proportionate share of land and one car parking space standing over, Khata no 43, R.S.Plot no 948, Sub Plot no 948, Sub Plot no 948/A+b, and 948/B Village Morabadi Thana No 192 PS Bariatu Ranchi -834008 in the name of Nutan Sinha (W/o of proprietor).

As per valuation report dated 07.02.2026 submitted by Mr. Mukesh Kumar Agrawal (Panel Valuer), **Fair Market Value/Market value of the security is Rs. 56,70,000/-** and **forced sale Value of the security is Rs.44,50,000/-.**

Reserve price: Rs.54,41,000/- **Earnest Money Deposit: Rs.5,44,100/-**

5. Extension of Equitable mortgage of Vacant Land at Khata no 80 R.S. Plot No 181 Sub plot No.181/part P.S no 26 of Village: Angara PS: Angara Ranchi, admeasuring 10 decimal in the name of Mrs. Nutan Sinha as per sale deed no 802 dated 29.11.2012.

As per valuation report dated 06.02.2026 submitted by Mr. Sanjay Kumar (Panel Valuer), **Fair Market Value/Market value of the security is Rs.21,60,000/-** and **forced sale Value of the security is Rs.17,60,000/-.**

Reserve price: Rs.20,52,000/- **Earnest Money Deposit: Rs.2,05,200/-**

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK

मुख्य प्रबंधक
CHIEF MANAGER

6. Extension of Equitable mortgage of Vacant Land at Khata no 02 R.S. Plot No 804 Sub plot No.804/part of Village: Chandwe PS: Pithoria Thana no 47 Ranchi, at village Chandway, P.S Pithoria, admeasuring 7 decimal out of total 23 decimal in the name of Mrs Sangita Kumari vide sale deed no 4844 dated 15.07.2019.

As per valuation report dated 06.02.2026 submitted by Mr. Mukesh Kumar Agrawal (Panel Valuer), **Fair Market Value/Market value of the security is Rs. 38,70,000/-** and **forced sale Value of the security is Rs.35,50,000/-.**

Reserve price: Rs.36,76,500/- **Earnest Money Deposit: Rs.3,67,650/-**

Date and time of e-auction	Date: **30.03.2026** Between **11.00 A.M. To 1.00** P.M. with auto extension of TEN minutes, each till sale is completed.
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal **URL: https://baanknet/eauction-psb/bidder-registration** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers have to transfer the EMD amount using online mode in their Global EMD Wallet account by **30.03.2026 before 12.00 p.m.** Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
Bid Multiplier	Rs.50,000/-
Inspection of properties	Date: 27.02.2026 onwards with prior appointment with Bank
Submission of online application for bid with EMD	Dt.27.02.2026 on wards
Last date for submission of online application for BID with EMD	Dt.30.03.2026 BEFORE 12.00 PM

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **URL: https://baanknet.com/eauction-psb/bidder-registration** under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal **URL: https://baanknet.com/eauction-psb/bidder-registration** using their mobile

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
मुख्य प्रबंधक
CHIEF MANAGER

number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers have to transfer the EMD amount using online mode in their Global EMD Wallet account by **30.03.2026 before 12.00 p.m.** Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode **(After generation of Challan from URL: https://baanknet.com/eauction-psb/bidder-registration which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from M/s. PSB Alliance portal (**https://psballiance.com**).

5. The submission of online application for bid with EMD shall start from **27.02.2026, 10:00 AM onwards**

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 60 Minutes with auto extension time of 5 minutes each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.50,000/-**to the last higher bid of the bidders. **10 minutes'** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder before the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favor of **"SARFAESI SALE PARKING ACCOUNT" to the credit of A/C No: 03660113035001, Indian Overseas Bank, Ranchi Main Branch**, ATMARAM BHAWAN, RADDHESHYAM LANEMAIN ROAD RANCHI (JHARKHAND) --834001Phone No:0651-2207883 & Email id: iob3576@iob.in, **Branch Code:0366, IFSC Code: IOBA0000366**.

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
मुख्य प्रबंधक
CHIEF MANAGER

secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. Sale of Immovable Properties (Other than agricultural land) involving sale consideration of **Rs.50.00 lakhs** and above attracts 1% income tax. **Bank shall recover Income Tax at 1% on the actual Successful Bid Amount**, from the successful bidder.

13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

14. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

15. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

16. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

17. Sale is subject to confirmation by the secured creditor Bank.

18. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

19. Applicable GST charges shall be recovered from the transferee on Plant and Machinery/Equipment.

20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Ranchi Main Branch,** ATMARAM BHAWAN, RADDHESHYAM LANEMAIN ROAD RANCHI (JHARKHAND) –834001 **(Mob-8925920366)** during office hours till **29.03.2026** between 10.00 a.m. to 4.00 p.m.

21. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (**https://baanknet.com/eauction-psb/bidder-registration**), details of which are available on the e-Auction portal.

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
मुख्य प्रबंधक
CHIEF MANAGER

22. Once the e-auction is closed, the above shall inform successful bidder referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

23. Platform (**https://baanknet.com /eauction-psb/bidder-registration)** for e-auction will be provided by service provider M/s. PSB Alliance having Registered office Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037, email: psba@psballiance.com. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website : **https://psballiance.com**

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
मुख्य प्रबंधक
CHIEF MANAGER

Place: Ranchi
Date: 26.02.2026

Authorized Officer