



Indian Overseas Bank
Shahjahanpur Branch
Gatuka Lodge, Govindganj, Shahjahanpur, Uttar Pradesh- 242001
Email: iob2801@iob.in

E-AUCTION 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 **Mr. Sarfaraz Ahmad , Address: S/O Manzoor Ahmad , 135 ,Gadiyana Chungi ,Shahjahanpur ,UP PIN 242001(Borrower)& Mrs. Shabeena Address: W/o Manzoor Ahmad,116 Gadiyana Chungi ,Shahjahanpur ,UP PIN 242001 (Guarantor & Mortgagor)** that the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive/physical** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is"** on **27.03.2026** for recovery of **Rs.23,49,419.24 (Rupees Twenty Three lakhs Forty Nine Thousand Four hundred Nineteen and Paise twenty Four only)** along with further interest at contractual rates and rests as on **28.02.2026** due to the Indian Overseas Bank, Secured Creditor from the borrower **Mr. Sarfaraz Ahmad , Address: S/O Manzoor Ahmad , 135 ,Gadiyana Chungi ,Shahjahanpur ,UP PIN 242001(Borrower)& Mrs. ShabeenaAddress: W/o Manzoor Ahmad,116 Gadiyana Chungi ,Shahjahanpur ,UP PIN 242001 (Guarantor & Mortgagor)**

The reserve price will be **Rs.22,47,000/- (Rupees Twenty Two Lakhs Forty Seven Thousand Only)** and the earnest money deposit will be **Rs.2,24,700 /- (Rupees Two Lakhs Twenty Four Thousand Seven hundred Only)**

Description of the Immovable property(ies)

All that part & parcel of residential cum commercial property having area 72.24 sq.m situated at Jalal Nagar ,Bahar Chungi ,Gadiyana Pargana & Tehsil Sadar Shahjahanpur in the name of Mrs. Shabina Begum W/o Mr. Manjoor Ahmad Registered in Bahi No.01 Jild No 11335,Page No 343-372 Sr. No. 5415 dated 18.04.2018 bounded by as per sale deed

East: Property of seller

West: 10 ft wide Rasta

North: Property of Sita Ram Kapoor

South: Property of Rasul Ahmad

Bounded by as per site:

East: Railway Station to Nigohi Road

West: 10 Ft wide Rasta

North: Property of Sita Ram Kapoor

South: Property of Rasul Ahmad

*Outstanding dues Rs...(Not Known) of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

* Bank's dues have priority over the statutory dues

1. **Date and time of e-auction: 27.03.2026** between **11.00 A.M. to 04.00 P.M.** With auto extension of 10 minutes each till sale is completed at the platform of <https://www.baanknet.com>
2. For detailed terms and conditions of the sale, please refer to the service provider's link <https://www.baanknet.com> or bank's website <https://www.job.in>

Place: Shahjahanpur

Authorised Officer

Date: 07.03.2026

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above-mentioned date.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://www.baanknet.com> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.baanknet.com> 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 has to transfer the EMD amount using online mode in his Global EMD Wallet account by **26.03.2026 (5.00 P.M.)** (One day prior to e-auction day and closing time should be mentioned). 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 <https://www.baanknet.com> 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 e-बक़य – IBAPI portal (<https://www.baanknet.com>)

5. The submission of online application for bid with EMD shall start from **10.03.2026**.
6. Bidder's Global Wallet should have sufficient balance ($\geq$ 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 300 Minutes with auto extension time of 10 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. 25000/- 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 after 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 Authorised 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 favour of **"Indian Overseas Bank Shahjahanpur Branch (2801), e-mail-iob2801@iob.in)" to the credit of A/C No. 28010113035001 Indian Overseas Bank Shahjahanpur Branch (2801), Shahajahanpur , E-mail-iob2801@iob.in, Branch Code: 2801 IFSC Code: IOBA0002801.**
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 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. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
13. 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.
14. 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.
15. 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.
16. Sale is subject to confirmation by the secured creditor Bank.

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

18. *In compliance with Section 194IA of the Income Tax Act, 1961 applicable income tax @ 1.00 % on the successful bid Price shall be paid under the PAN of the Purchaser., the bidder shall bear the 1.00 % income tax on the winning bid amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank Shahjahanpur Branch Gatuka Lodge, Govindganj, Shahjahanpur, Uttar Pradesh- 242001 U.P..** , e-mail iob2801@iob.in or **Mr.. Vikas Kumar (BM) 9748640171** during office hours from 16.03.2026 to 17.03.2026 between **11.00 A.M. to 4 P.M.**

20. 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 assistant is required before or during e-auction process, the bidder may contact authroised representative of e-auction service provider <https://www.baanknet.com>, details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above 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.

22. Platform <https://baanknet.com>) for e-auction will be provided by service provider Ebkray having registrered office at Unit no. 1, Third floor, Vios commercial tower, Near Wadala terminal Wadala East Mumbai(contact Phone & Toll free Numbers +918291220220 and Email Id support.ebkray@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>

Place: Shahjahanpur
Date: 07.03.2026

Authorized Officer