INDIAN OVERSEAS BANK
Preet Vihar Branch
A 172, Near Narula Market
Preet Vihar
New Delhi 110092

Tel: 011-44710007
8925951305

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

Whereas **Mr. Gaurav Sharma (S/O – Mr. Yog Raj Sharma) & Mrs. Ritu Sharma(W/O – Mr. Gaurav Sharma)** have borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 27.05.2025 calling upon the borrowers **Mr. Gaurav Sharma (Borrower/mortgagor) R/o H.No B 18/S-1, Second Floor, Dilshad Colony, Delhi 110095 and Mrs. Ritu Sharma (Borrower/mortgagor) R/o H.No B 18/S-1, Second Floor, Dilshad Colony, Delhi 110095** to pay the amount due to the Bank, being **Rs.25,33,953.05 (Rupees Twenty Five lakh thirty three thousand nine hundred fifty three and Paise five Only) as on 26.05.2025** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors 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 09.12.2025 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 Section13(4) of the Act read with 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. 26,56,390.05 (Rupees Twenty Six lakh fifty six thousand three hundred ninety and paisa five Only)** as on 09.12.2025 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 **24.05.2026** is **27,79,068.05 (Rupees Twenty seven lakh Seventy Nine Thousand Sixty Eight and Paise five Only)** after reckoning repayments, if any, amounting to Rs. 35,079/- subsequent to the Bank issuing 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.

Prasenjit Chakraborty

इण्डियन ओवरसीज़ बैंक
INDIAN OVERSEAS BANK
Preet Vihar, Delhi-92
प्रीत विहार, दिल्ली-110092

SCHEDULE OF PROPERTY

Built-up Free Hold Flat Bearing No. A-125/S-3, on second floor, with Roof Rights, Area Super Covered 450/- Sq. Ft. i.e. 41.81 Sq. Mtrs., under LIG Category, One Dwelling Unit, with the common Rights of Stairs, Passage & Otther Common Facilities, Built on Plot No. A-125, Out of Khasra no.1076/5/2/135, situated at Dilshad Extn. No. 1, now known as Dilshad Colony, in the area of Village Jhilmil Tahirpur, Illaqa Shahdara, Delhi-110095, together with the undivided proportionate free hold Rights of the land underneath, standing in the name of Mr. Gaurav Sharma & Mrs. Ritu Sharma.

The property is bounded as under:

East: Plot No. A-124

West: Road

North: Road

South: Service Lane

Date and time of e-auction	**07.07.2026**; Between 11:00 AM to 4:00 PM with auto extension of Ten minutes each till sale is completed (E-Auction will be held through web portal **BAANKNET.com** URL:https://baanknet.com)
Reserve Price	Rs.24,00,000/- (Rupees Twenty four lakh only)
QR Code of the property	IOB IOB IOB IOB IOB IOB IOB IOB
Earnest Money Deposit	**Rs. 2,40,000/- (**Rupees Two lakh and forty thousand only)
Bid Multiplier	Rs. 25,000/- (Rupees Twenty Five thousand only)
EMD Remittance	EMD amount to be deposited as per guidelines available on Web portal **BAANKNET.com** URL:https://baanknet.com (Service Provider for E-Auction)

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इंडियन ओवरसीज बैंक INDIAN OVERSEAS BANK Preet Vihar, Delhi-92 प्रीत विहार, दिल्ली-110092

Inspection of the property	On 16.06.2026 Between 11.00 AM to 05.00 PM
Submission of online application for bid with EMD	From 05.06.2026 onwards
Last date of submission of online application for BID with EMD	On or before 06.07.2026 till 4.00 PM
Known Encumbrance if any	Not known
*Outstanding dues Rs. of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	To be ascertained and borne by the prospective buyer

*Bank's dues have priority over the statutory dues.

**** This notice is also to be treated as 30 days notice under rule-8(6) of the Securities Interest (Enforcement) rules-2002 for the borrower/guarantors/mortgagors.***

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank's approved service provider **BAANKNET.com** URL:https://baanknet.com under the supervision of the Authorized Officer of the Bank.

2. E-auction bid document containing photos of properties, general terms and conditions of online auction sale are available on web portal **BAANKNET.com** URL:https://baanknet.com

3. Intending bidders shall hold a mobile number and email address and should register their name / account by login to the website of the aforesaid service provider (**BAANKNET.com** URL:https://baanknet.com). They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings.

4. Bids shall be submitted "online" through the portal **BAANKNET.com** URL:https://baanknet.com along with the EMD & copy of KYC documents including photo, PAN Card & address proof etc to the service provider as per their guidelines.

5. The EMD is to be deposited with portal **BAANKNET.com** URL:https://baanknet.com and other remaining sale amount shall be remitted through NEFT/ RTGS to the Bank Account Number **13050113035001 in the name of SARFAESI SALE PARKING ACCOUNT having IFSC IOBA0001305** after taking up with Authorised Officer. The amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

6. Bids without EMD shall be rejected summarily.

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. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.

Prasenjit Chakraborty

इण्डियन ओवरसीज़ बैंक INDIAN OVERSEAS BANK Preet Vihar, Delhi-92 प्रीत विहार, दिल्ली-110092

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

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

11. 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.

12. The property is being sold on "as is where is", "as is what is" & "whatever there is". 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.

13. 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.

14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned by **BAANKNET.com** URL:https://baanknet.com (Service Provider) without any interest.

16. 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.**

17. * In compliance with Section 194 IA of the Income tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount also and the Bank shall not take any responsibility for the same.

***In case of any sale / transfer of immovable property of Rupees Fifty Lakh and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.**

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Preet Vihar Branch, A 172, Near Narula Market, Preet Vihar, Mob no 8925951305 / 011 -44710007.

PLACE: New Delhi
DATE: 29.05.2026

Prasenjit Chakraborty

Authorised Officer

इंडियन ओवरसीज बैंक INDIAN OVERSEAS BANK Preet Vihar, Delhi-92 प्रीत विहार, दिल्ली-110092