ANNEXURE 17

Indian Overseas Bank Bemetara Branch
(At Gasti Chowk, Near Dharam Aara Mill, Durg Road, Dist-Bemetara Pin-491335)
(iob3092@iob.in)

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 **Mrs. Kiran Jain W/o-Dinesh Jain** has 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 **13.11.2024** calling upon the borrowers **Mrs. Kiran Jain** to pay the amount due to the Bank, being **Rs.9,93,322.88 (Rupees .Nine Lakhs Ninety Three Thousand Three Hundred Twenty Two And Paise Eighty Eight Only**) as on **13.11.2024** 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 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 **22.01.2025** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" and "whatever there 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 is **Rs. 10,09,196.88 (Rupees Ten Lakhs Nine Thousand One Hundred Ninety Six And Paise Eighty Eight Only .)** as on **22.01.2025** 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 **28.05.2026** works out to **Rs. 11,94,794.08** (**Rs. Eleven Lakhs Ninety Four Thousand Seven Hundred Ninety Four and Paise Eight only)**after reckoning repayments, if any, amounting to **Rs. NIL** 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.

SCHEDULE OF PROPERTY(IES)

(Complete description of the security along with boundaries to be given)
Equitable mortgage of immovable property (open land) situated at **Residential flat at Flat no 09, Survey no 291/4 and 293/6 P.H No 31,Wwavlamban Apartment, Samriddhi Vihar Colony, Village Fari, Post Bemetara, CG 491335 in name of Mrs. Kiran Jain W/o Mr Dinesh Jain, measuring 548 sq feet or 50.92 sqmtr, Registered vide sale deed E-Registration ID no.CG4711829072020012 Dated. 29/07/2020**
with boundaries

East: Staircase
West: Flat No 01
North : Open Sky
South :Lobby

कृते, इंडियन ओवरसीज बैंक
For, Indian Overseas Bank
प्राधिकृत अधिकारी/AUTHORISED OFFICER
क्षेत्रीय कार्यालय, रायपुर/REGIONAL OFFICE, RAIPUR

Date and time of e-auction	23.06.2026 between 12:00 Noon To 2:00 PM (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price for immovable property	Rs.6,30,000/-
Earnest Money Deposit for immovable property	Rs.63,000/-
EMD Remittance	EMD to be remitted at the time of registration on **https://baanknet.com/**
Bid Multiplier	Rs. 10,000/- (the amount in multiples of which the bid is to be increased)
Inspection of property	Between 10:00 AM to 4:00 PM on all working days till 22.06.2026.
Submission of online application for bid with EMD	06.06.2026 onwards
Last date for submission of online application for BID with EMD	22.06.2026 Till 5:00 PM
Known Encumbrance if any	Not known to the Bank.
*Outstanding dues Rs……….. of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not known to the Bank.

*Bank"s dues have priority over the Statutory dues.

कृते, इंडियन ओवरसीज
For, Indian Overseas B..

AUTHORISED OFFICER
रायपुर/REGIONAL OFFICE,

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **https://baanknet.com/** under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal **https://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 **23.05.2026, 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://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-Bक्रय – IBAPI portal (**https://baanknet.com/**).
5. The submission of online application for bid with EMD shall start from **06.06.2026**
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 **120 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. 10,000/-** 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 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 Bemetara Branch" to the credit of A/C No. 30920113035001 Indian Overseas Bank, Bemetara Branch, At Gasti Chowk, Near Dharam Aara Mill, Durg Road, Dist-Bemetara Pin-491335 Ph.No.: 07824- 222910, e.mail: iob3092@iob.in. Branch Code: 3092 IFSC Code: IOBA0003092.**
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 194 IA of the Income Tax Act, 1961 income tax @ 1 % on the Reserve Price shall be deducted and paid under the PAN 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 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 % of the consideration as Income Tax.
As per the press release issued by Central Board of Direct Taxes dated 13.05.2020, the rates of Tax Deduction at Source (TDS) for the non-salaried specified payments made to residents has been reduced by 25% for the period from 14.05.2020 to 31.03.2021. Hence, the Income Tax on the bid amount shall be 0.75% during the period from 14.05.2020 to 31.03.2021.
19. *In compliance with Section 194 O of the Income Tax Act, 1961 income tax @ 1 % on the Reserve Price shall be deducted and paid under the PAN 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 and the bank shall not take any responsibility for the same.
20. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Bemetara Branch, At Gasti Chowk, Near Dharam Aara Mill, Durg Road, Dist-Bemetara Pin-491335 Ph.No.: 8925953092, e.mail: iob3092@iob.in**, during office hours till **25.05.2026, 4:00 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 authorized representative of e-auction service provider https://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://ebkray.in/eauction-psb/bidder-registration) for e-auction will be provided by service provider "eBikray" having Registered office at Unit 1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037 (contact Phone & Toll free Numbers+91 8291220220, 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/.

कृते, इंडियन ओवरसीज
For, Indian Overseas Ba
प्राधिकृत अधिकारी/AUTHORISED OFFICER
क्षेत्रीय कार्यालय, रायपुर/REGIONAL OFFICE

PLACE: RAIPUR
DATE: 05.06.2026

Authorized Officer