



Indian Overseas Bank
Indirapuram Branch
1/3 VaibhavKhand, Amrapali Green
Indirapuram, Ghaziabad-201014
Tel - 0120-2605676/2607659, 8925951852
E-mail: iob1852@iob.in
Ref:-IOB/ / /2026-27

Date: 19.06.2026

E-AUCTION SALE NOTICE

(Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules)

**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. Anurag Pandey (Borrower)**
& **Mrs. Sweta Priya w/o Mr. Anurag Pandey (Co-Borrower)**
Address:

Permanent Address- Mahui, Hari Nagar, West Champaran-845103
Communication Address- Flat No- GF-1, Ground Floor, Flora Enclave, Near Ganga
Puram, Indragarhi, Ghaziabad-201015(UP)

Mr. Ravinder Sharma (Guarantor)

Address:

Address- 152, Gali No-01, Mohan Nagar colony, Pilakhua Dehat, Ghaziabad-
245304(UP)

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 **13.02.2025** calling upon the
borrowers **Mr. Anurag Pandey (Borrower)**

& **Mrs. Sweta Priya w/o Mr. Anurag Pandey (Co-Borrower)**

Address:

Permanent Address- Mahui, Hari Nagar, West Champaran-845103
Communication Address- Flat No- GF-1, Ground Floor, Flora Enclave, Near Ganga
Puram, Indragarhi, Ghaziabad-201015(UP)

Mr. Ravinder Sharma (Guarantor)

Address:

Address- 152, Gali No-01, Mohan Nagar colony, Pilakhua Dehat, Ghaziabad-
245304(UP) to pay the amount due to the Bank, being **Rs.2287642.85 (Rupee Twenty
Two Lakhs Eighty Seven Thousand Six Hundred Forty Two and paise Eighty Five only)**
as on **13.02.2026** 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.


**Authorised Officer
Indian Overseas Bank**



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 Symbolic possession of the secured assets more fully described in the schedule hereunder on **16.05.2026** 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 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.2291789.85 (Rupee Twenty Two Lakhs Ninety One Thousand Seven Hundred Eighty Nine and paise Eighty Five only) as on 15.05.2026** 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 **Rs.2308918.85 (Rupee Twenty Three Lakhs Eight Thousand Nine Hundred Eighteen and paise Eighty Five only) as on 13.06.2026** 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 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 Secured Assets

Description of Immovable property	Reserve price	EMD	Bid Multiplier
Free Hold Residential Property Bearing No-21 &22, Flat No- GF-1, Ground Floor without Roof/Terrace Rights, Plint area measuring 264 264 sq ft. out of Khasra No.543 Situated in the area of village Dasana, Pargana Dasna, now the residential colony known as Flora Enclave (Inderagarhi), G.T Road Tehsil & Dist. Ghaziabad,U.P.	Rs. 24,63,000.00 (Rupees Twenty Four Lakhs Sixty Three Thousand only)	Rs. 2,46,300.00 (Rupees Two Lakhs Forty Six Thousand Three Hundred Only)	Rs.50,000.00 (Rupees Fifty Thousand Only)
Date and time of e-auction	23.07.2025 between 11.00 am to 2.00 pm with auto extension of 10 minutes each till sale is completed.		
EMD Remittance	EMD amount to be deposited as per guidelines available on E- Bikray https://baanknet.com/		
Inspection of property	From 13.07.2026 to 22.07.2026 between 11.00 am to 4.00 pm, with prior permission from Branch Manager.		
Submission of online application for bid with EMD	Submission of online application for bid with EMD from 13.07.2026 10.00 AM onwards		
Last date for	Last date for submission of online application		

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Indian Overseas Bank



submission of online application for BID with EMD	for BID with EMD: 22.07.2026 ends @ 5.00 P.M.
Known Encumbrance if any	Not known encumbrances
The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the E-Auction.	

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank's approved service provider ebikray:<https://baanknet.com/> under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://baanknet.com/>.
3. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.
4. The Bidders should get themselves registered on EBKRAY by providing requisite KYC documents and registration fee as per the practice followed by EBKRAY well days. (Registration process is detailed on the above website)
5. The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with EBKRAY at <https://ebkray.in/eauction-psb/> by means of NEFT/ RTGS transfer from his bank account.
6. The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with EBKRAY is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.
7. Bids in the prescribed formats shall be submitted "online" through the portal <https://baanknet.com/> to the service provider and to the Authorised Officer **before 05.00 P.M on 22.07.2026** otherwise shall not be eligible for consideration.
8. 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.
9. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 180 minutes with auto extension time of 10 minutes each till the sale is concluded.
10. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
12. During e-Auction, if no bid is received within the specified time, Indian Overseas Bank at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.


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13. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
14. The property shall be sold to the successful bidder. The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank. The successful bidder shall deposit the remaining amount of 25 % of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser. 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.
15. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
16. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
17. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
18. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
19. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
20. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.
21. 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.
22. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees, TDS, etc. as applicable as per law for transfer of the property in his/her name.
23. The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, TDS, fees etc., owing to anybody shall be the sole responsibility of successful bidder only


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- As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, including GST wherever applicable shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
25. The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with EBKRAY. The Bidder has to place a request with EBKRAY for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
26. 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.
27. 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% 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).
28. Bidders are advised to inspect the property before submitting the bid in order to have a clear idea about size, extent, specification, quantities etc.
29. This publication is also a 30 days notice to the Borrower/Mortgagors & Guarantors of the above loans under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 of the said loan about holding of e-auction on the above mentioned date. For detail, terms and conditions please visit our web portal <https://baanknet.com/>.
30. * 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 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.
1. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, **Indirapuram Ghaziabad Branch** during office hours, **8925951852** or the Bank's approved service provider portal <https://baanknet.com/>.


Authorised Officer
Indian Overseas Bank

Place: Ghaziabad
Date: 19.06.2026