Indian Overseas Bank
Asika Branch (2218)
Plot No. 276, Kalinga Road
Asika, District Ganjam
06854-249424; 8925952218
e-mail : iob2218@iob.in

Date: 01.07.2026

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

Whereas M/s. J. K. Enterprises.
Prop. Mr. Manoj Kumar Bisoyi 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 12.11.2021 (Paper publication of demand notice was made on 22.01.2022 in Prameya , Business standard newspaper)** calling upon **the borrowers Mr. M/s. J. K. Enterprises.**
Prop. Mr. Manoj Kumar Bisoyi, to pay the amount **due to the bank being Rs. 1383490.30 (Rupees Thirteen Lakhs Eighty Three Thousand Four Hundred Ninety and Thirty Paise only) as on** 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 constructive possession of the secured assets more fully described in the schedule hereunder on 25.03.2022** 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. 1336711.3/- (Rupees Thirteen Lakhs Thirty Six Thousand Seven Hundred Eleven and Thirty Paise only) as on 25.03.2022** 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 30.06.2026 is Rs. 21,19,316.30/- (Twenty One Lakhs nineteen thousand Three hundred and sixteen and paise thirty only).
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):

All that part and parcel of residential vacant land Situated at :-Mouza-Sunambo, NAC/Tahasil/SRO- Aska, Dist-Ganjam-761110, Odisha. In Khata No-218 Ka/533, Plot No- 519/1121/1236, measuring an Area-Ac0.039 dec. recorded in the name of Mr. Jitendra Kumar Bisoyi, Boundaries of the Property: North- Land relating to Plot no.116, South- Road, East- Land of Sri Sanjaya Kumar Swain, West- Land relating to Plot No. 119

Date and time of e-auction:	**23.07.2026** 11 A.M. to 03.00 P.M with auto extension of **10** minutes each till sale is completed.
Reserve Price:	**Rs. 14,50,000/-**
Earnest Money Deposit:	**Rs. 1,45,000/-**
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "Authorised Officer IOB" to the credit of Current Account **No 22180113035001** with **Indian Overseas Bank, Asika Branch.**
Branch Code:	2218
IFSC Code	IOBA0002218
Bid Multiplier	**Rs. 20000.00 (Rupees Twenty Thousand only)**
Inspection of property	**With prior appointment on any bank working day from 16.07.2026 to 22.07.2026 Between 11:00 A.M. to 3.00 P.M.**
Submission of online application for bid with EMD starts	**16.07.2026 Onwards**
Last date for submission of online application for BID with EMD	**22.07.2026 up to 4.00 P.M.**
Known Encumbrance if any	**Not known**
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	**Not known (Bidders are advised to ascertain the Statutory liabilities. Statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.)**

This publication is also a 15 days notice to the Borrower/s/ Mortgagor/s/Guarantor/s of the above loans under Rule 8(6) of SARFAESI act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General. For sale of secured assets for terms and conditions please visit our web portal www.iob.in and auction BAANKNET.COM (URL:https://baanknet.com/)

*Bank's dues have priority over the statutory dues.
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 Bank's approved service provider auction BAANKNET.COM (URL:https://baanknet.com/) under the supervision of the Authorized Officer of the bank. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in auction BAANKNET.COM (URL:https://baanknet.com/)
2. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings.
3. The intending Bidders /Purchasers are requested to register on portal BAANKNET.COM (URL: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 **22.07.2026 before 04.00 PM**.

4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from** BAANKNET.COM (URL: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. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
5. Bids in the prescribed formats shall be submitted "online" through the portal BAANKNET.COM (URL:https://baanknet.com/) along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 4 PM hours on **22.07.2026 .**
6. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and 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.
7. Online auction sale will start automatically on **23.07.2026** and at the time as mentioned above. Auction / bidding will initially be for a period of **4 hours (from 11 AM to 3 PM)** 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 Authorized 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.
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** on **"as is where is" and "as it 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. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
15. 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

16. 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.
17. As per the recently enacted amendment of IT Act 1961, under Sec 194-O w.e.f 01.10.2020 1% TDS is payable by e-commerce participants. Here BAANKNET.COM qualifies as an e-commerce operator and those availing the services have been defined as e-commerce participants. Hence participants/bidder has to pay 1% as TDS under Section 194-O of IT Act 1961 on Total Bid amount.
18. 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 BAANKNET.COM (URL:https://baanknet.com/) details of which are available on the e-Auction portal.
19. 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.
20. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, **Indian Overseas Bank, Asika Branch during office hours, or** the Bank's approved service provider Platform auction BAANKNET.COM (URL:https://baanknet.com/) for **e-auction will be provided by PSB , ALLIANCE PRIVATE LIMITED, UNIT -1, 3RD FLOOR, VIOS COMMERCIAL TOWER, NEAR WADALA TRUCK TERMINAL, WADALA EAST, MUMBAI-400037,** EMAIL-support.baanknet@psballiance.com, **contact no-9237467671, Authorised Officer of Asika Branch -9346534350, Berhampur , , mail** Id- **iob2218@iob.bank.in** during office hours. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website BAANKNET.COM (URL:https://baanknet.com/).

INDIAN OVERSEAS BANK
KUKUDAKHANDI BR. (Gm.)
0626

M P Pradhan
Authorised Officer

PLACE: Asika
DATE. 01.07.2026