



INDIAN OVERSEAS BANK  
Vikaspuri Branch  
PVR Complex  
1st, Floor, Gupta Tower II  
Vikaspuri Branch New Delhi – 110018  
Phone 011-28541216, Email: [iob1617@iob.in](mailto:iob1617@iob.in)

Tel: 011-28541216,8925951617

### **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 **Sh. Vijender Kumar S/O Sh. Om Pal** 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 **16.08.2025** calling upon the borrower & Mortgagor **Sh. Vijender Kumar S/o Sh. Om Pal** R/o Flat NO.137, 3rd Floor, Pocket-1, Rohini Sector-25 North West Delhi- 110085 also at **B9/58 Sector-5, Rohini, New Delhi-110085** to pay the amount due to the Bank, being **Rs.23,26,380.57 (Rupees Twenty three Lakh Twenty Six Thousand Three Hundred Eighty and Paise Fifty Seven Only)** 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 **27.10.2025** 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 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. 23,59,740.57 (Rupees Twenty Three Lakh Fifty Nine Thousand Seven Hundred forty and Paise Fifty Seven Only)** 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 31.05.2026 works out to **Rs.25,30,283.57 (Rupees Twenty Five Lakh Thirty Thousand Two Hundred Eighty Three and Paise Fifty Seven Only)** after reckoning repayments, if any, amounting to 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.

कृते इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK

मुख्य प्रबन्धक / Chief Manager  
जनक पुरी, नई दिल्ली / Janak Puri, New Delhi-58

### SCHEDULE OF PROPERTIES

Equitable mortgage of the Built-Up Freehold expendable Flat bearing No.137, on third floor with roof rights, area measuring 28.00 Sq. Mtrs., in Pocket-01, Type -A, Sector-25, situated in the layout plan of Rohini residential Scheme Rohini, Delhi-110085. Fitted with all fittings and fixtures, with the freehold rights of the land under the said flat.

Owner Name: Sh. Vijender Kumar S/o Sh. Om Pal

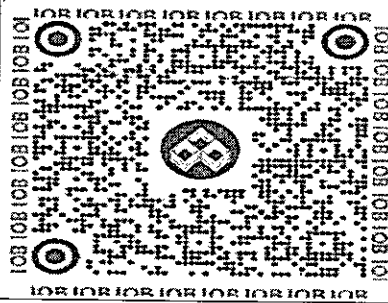
Boundaries of the Property:

North: Property No. 138

South: Property No. 136

East: Entry/Main Road

West: Other Property

|                            |                                                                                                                                                                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and time of e-auction | <b>30.07.2026</b> ; Between 11:00 AM to 4:00 PM with auto extension of Ten minutes each till sale is completed<br>(E-Auction will be held through web portal <b>BAANKNET.com</b><br>URL: <a href="https://baanknet.com">https://baanknet.com</a> ) |
| QR Code of the property    |                                                                                                                                                                |
| Reserve Price              | Rs 33,00,000/- (Rupees Thirty Three Lakh Only)                                                                                                                                                                                                     |
| Earnest Money Deposit      | Rs 3,30,000/- (Rupees Three lakh Thirty Thousand Only)                                                                                                                                                                                             |
| EMD Remittance             | EMD amount to be deposited as per guidelines available on Web portal <b>BAANKNET.com</b><br>URL: <a href="https://baanknet.com">https://baanknet.com</a><br>(Service Provider for E-Auction)                                                       |
| Bid Multiplier             | <b>Rs.10,000/-</b>                                                                                                                                                                                                                                 |
| Inspection of property     | On 15.07.2026 Between 11.00 AM to 05.00 PM                                                                                                                                                                                                         |

कृते इण्डियन आवरसांज  
For INDIAN OVERSEAS BANK

मुख्य प्रबन्धक/Chief Manager  
जनक पुरी, नई दिल्ली/Janak Puri, New Delhi-58

|                                                                                                      |                                          |
|------------------------------------------------------------------------------------------------------|------------------------------------------|
| Submission of online application for bid with EMD                                                    | From 29.06.2026 onwards                  |
| Last date for submission of online application for BID with EMD                                      | On or before 29.07.2026 till 4.00 PM     |
| Known Encumbrance if any                                                                             | None                                     |
| *Outstanding dues Rs. of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) | To be ascertained and borne by the 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 **16170113035001 in the name of SARFAESI SALE PARKING ACCOUNT having IFSC IOBA0001617** 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.

कृते इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK

मुख्य प्रबन्धक/Chief Manager  
जनक पुरी, नई दिल्ली/Janak Puri, New Delhi-58

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.

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 (Ms. Sunita, Contact No.: 8925951617), Indian Overseas Bank, PVR Complex, 1<sup>st</sup> Floor, Gupta Tower II, Vikaspuri, Delhi-110018.

PLACE: New Delhi  
DATE: 22.06.2026

कृते इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK

मुख्य प्रबन्धक  
जनक पुरी, नई दिल्ली / Janak Puri, New Delhi-55

Authorised Officer



PVR Complex  
1<sup>st</sup>, Floor, Gupta Tower II  
Vikaspuri Branch

Ref: IOB/Vikaspuri/ / 2026-27

Date: 22.06.2026

**SALE NOTICE OF IMMOVABLE SECURED ASSETS**  
**Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002**

To  
**Sh. Vijender Kumar S/O Sh. Om Pal**  
R/O Flat NO.137, 3<sup>rd</sup> Floor, Pocket-1  
Rohini Sector-25 North West Delhi- 110085

Also at,

**B9/58 Sector-5, Rohini, New Delhi-110085.**

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.

2. Please refer to the possession notice dated **27.10.2025** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the possession notice in Financial Express and Jansatta on **01.11.2025** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.

3. You the above named borrowers / mortgagors / guarantors have failed to pay the dues in full save and except payments amounting to NIL after issuance of demand notice dated 16.08.2025. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

4. After appropriating the aforesaid repayments, the dues in the loan account as on 31.05.2026 is **Rs.25,30,283.57 (Rupees Twenty Five Lakh Thirty Thousand Two Hundred Eighty Three and Paise Fifty Seven Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of **30 days** that the below mentioned secured assets shall be sold by the undersigned on **30.07.2026 between 1100 and 1600** hours with auto extension of 10 minutes through e-auction using web portal **BAANKNET.com** URL: <https://baanknet.com> (Service Provider for E-Auction).

कृते इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK

मुख्य प्रबन्धक / Chief Manager  
जनकपुरी, नई दिल्ली / Janak Puri, New Delhi-58



6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in local newspaper (English & Hindi) shortly. A copy of the proposed paper publication is also enclosed.

#### Schedule of Secured Assets

Equitable mortgage of the Built-Up Freehold expendable Flat bearing No.137, on third floor with roof rights, area measuring 28.00 Sq. Mtrs., in Pocket-01, Type -A, Sector-25, situated in the layout plan of Rohini residential Scheme Rohini, Delhi-110085. Fitted with all fittings and fixtures, with the freehold rights of the land under the said flat.

Owner Name: Sh. Vijender Kumar S/o Sh. Om Pal

Boundaries of the Property:

North: Property No. 138

South: Property No. 136

East: Entry/Main Road

West: Other Property

Yours Faithfully

कृते इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK

Authorised officer

मुख्य प्रबन्धक / Chief Manager  
जनक पुरी, नई दिल्ली / Janak Puri, New Delhi-58

Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice



INDIANOVERSEASBANK

Vikaspuri Branch

PVR Complex

1st, Floor, Gupta Tower II

Vikaspuri Branch New Delhi - 110018

Phone 011-28541216, Email: [job1617@iob.in](mailto:job1617@iob.in)

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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

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 Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to Indian Overseas Bank, the possession of which has been taken by the Authorised Officer of Indian Overseas Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis as per details mentioned hereunder:

| NAMES OF BORROWER                                             | AMOUNT DUE TO INDIAN OVERSEAS BANK<br><br>As on 31.05.2026                                                       | DESCRIPTION OF THE IMMOVABLE PROPERTY                                                                                                                                                                                                                                                                                                                          |  | TYPE OF POSSESSION  | RESERVE PRICE         |               | DATE OF AUCTION                                                                                           | Contact Person<br>Mobile No.  |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------|-----------------------|---------------|-----------------------------------------------------------------------------------------------------------|-------------------------------|
|                                                               |                                                                                                                  | KNOWN ENCUMBRANCES IF ANY: Not Known                                                                                                                                                                                                                                                                                                                           |  |                     | EARNEST MONEY DEPOSIT | BID INCREMENT |                                                                                                           |                               |
| Sh. Vijender Kumar S/O Sh. Om Pal<br><br>(Borrower/Mortgagor) | Rs.25,30,283.57<br>(Rupees Twenty Five Lakh Thirty Thousand Two Hundred Eighty Three and Paise Fifty Seven Only) | Equitable mortgage of the Built-Up Freehold expendable Flat bearing No.137, on third floor with roof rights, area measuring 28.00 Sq. Mtrs., in Pocket-01, Type –A, Sector-25, situated in the layout plan of Rohini residential Scheme Rohini, Delhi-110085. Fitted with all fittings and fixtures, with the freehold rights of the land under the said flat. |  | Physical possession | Rs.33,00,000/-        |               | 30.07.2026;<br>Between 11:00 AM to 4:00 PM with auto extension of Ten minutes each till sale is completed | Ms. Sunita<br>Ph : 8925951617 |
| R/O Flat NO.137, 3 <sup>rd</sup> Floor, Pocket-1              | ***With further interest at contractual rates and rests, besides                                                 | Owner Name: Sh. Vijender Kumar S/o Sh. Om Pal                                                                                                                                                                                                                                                                                                                  |  |                     | Rs. 3,30,000/-        |               |                                                                                                           |                               |

मुख्य इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK

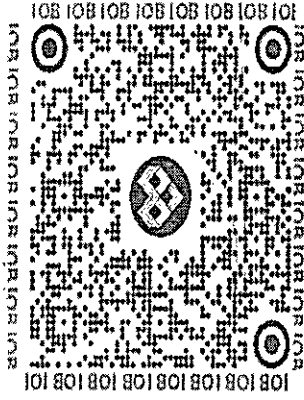
जनक जी नई दिल्ली

मुख्य प्रबंधक/Chief Manager

Signature

|                                                                           |                                                                    |                                                                                                                                    |  |              |                                            |  |
|---------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--|--------------|--------------------------------------------|--|
| Rohini Sector-25<br>North West Delhi-<br>110085                           | costs/charges<br>incurred till the<br>date of<br>repayment in full | Boundaries of the Property:<br>North: Property No. 138<br>South: Property No. 136<br>East: Entry/Main Road<br>West: Other Property |  |              |                                            |  |
| Also at,<br><br><b>B9/58 Sector-<br/>5, Rohini, New<br/>Delhi-110085.</b> |                                                                    |                                                                                                                                    |  | Rs. 10,000/- | On or before<br>29.07.2026 till<br>4:00 PM |  |

- For detailed terms and conditions of the sale, please refer to the link <https://banknet.com>
- 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.
- E-Auction will be held through web portal **BAANKNET.com** URL: <https://banknet.com>.
- Date of Inspection: On 15.07.2026 Between 11.00 AM to 05.00 PM.



Date: 22.06.2026  
Place: New Delhi

कृते इण्डियन ओवरसीज बैंक  
For INDIAN OVERSEAS BANK  
मुख्य प्रबन्धक/Chief Manager  
जनक पुरी, नई दिल्ली/Janak Puri, New Delhi-58  
Authorised Officer.