



Indian Overseas Bank
Dilshad Garden Branch
Delhi-110019

e-mail: iob2793@iob.in

Date: 25.06.2026

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 **Mrs. Shanno W/o Irshad Khan R/o** LIG Flat No. L-1A, Ground Floor (without roof rights), Krishna Apartments-II, Plot No-51, Block A, Shalimar Garden Main, Pasonda, Tehsil and Distt-Ghaziabad U.P 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 18.02.2022 calling upon the borrower **Mrs. Shanno W/o Irshad Khan**, LIG Flat No. L-1A, Ground Floor (without roof rights), Krishna Apartments-II, Plot No-51, Block A, Shalimar Garden Main, Pasonda, Tehsil and Distt-Ghaziabad U.P (**Borrower/Mortgagor**) & **Mr. Irshad Khan (Guarantor)** House No.A 244, Shaheed Nagar Block A, Ghaziabad-201001, U.P to pay the amount due to the Bank, being **Rs. 19,74,581.61 (Rupees Nineteen Lakh Seventy Four Thousand Five Hundred Eighty One and Sixty One Paisa Only) as on 18.02.2022** payable together with further interest at contractual rates and rests along with costs, charges etc. till the 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 20.02.2023 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.21,26,316.11/-(Rupees Twenty One Lakhs Twenty Six Thousand Three Hundred Sixteen and Eleven Paisa only)** as on 22/12/2022 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 as on **05.06.2026 is 28,99,999.11 (Rupees Twenty Eight Lakh Ninety Nine**



Thousand Nine Hundred Ninety Nine and Paise Eleven 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 property.

SCHEDULE OF PROPERTY(IES) Residential property situated at House No. LIG Flat No. L-1A, Ground Floor (without roof rights), Krishna Apartments-II, Plot No-51, Block A, Shalimar Garden Main, Pasonda, Tehsil and Distt-Ghaziabad U.P Boundaries of Property- North: Flat No. L-3 & L-4 East: Flat No.L-2 & Plot - 50 West: Flat No.52 South: Road 40 Ft.wide Above mentioned property is mortgaged in Housing Loan of Mrs. Shanno W/o Irshad Khan	
Date and time of e-auction	23.07.2026 ; 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://baankneet.com)
QR Code of the Property	
Reserve Price	Rs.15,75,000/- (Rupees Fifteen Lakh Seventy Five Thousand only)
Earnest Money Deposit	Rs.1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred Only)
Bid Multiplier	Rs.10,000/- (Rupees Ten Thousands only)



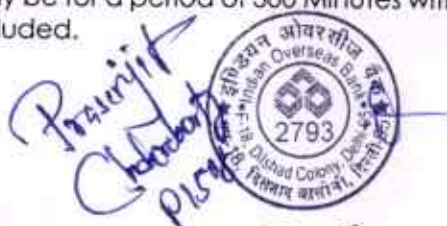
EMD Remittance	EMD amount to be deposited as per guidelines available on Web portal BAANKNET.com URL: https://baanknet.com (Service Provider for E-Auction)
Submission of online application for bid with EMD	From 30.06.2026 onwards
Inspection of the property	On 15.07.2026 Between 11.00 AM to 05.00 PM
Last date of submission of online application for BID with EMD	22.07.2026 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 buyer

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

*** This notice is also to be treated as 15 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 **27930113035001 in the name of SARFAESI SALE PARKING ACCOUNT having IFSC IOBA0002793** 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.



- For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Rohini Sector 8 Branch G Complex, Second floor, Delhi 110085 during office hours, or contact Phone no: 011-27940673; or Mr. Sukant Kumar Gupta (SM): Mob- 8925951506.

DATE: 25.06.2026

