इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

राजीव सर्कल शाखा / **Rajiv Circle Branch**
मायश्री हॉउस एम ५ –ए, मिडल सर्कल
Mythri House M-5A, Middle Circle
कनॉट प्लेस / Connaught Place
नई दिल्ली / New Delhi - 110001

दूरभाष /Telephone: 011- 23415421
011- 23417768
ईमेल/ E Mail: iob1205@iob.in

Br/1205/ /2026-27 Date: 19.06.2026

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

To

M/s. Smart Stay Connected
(Prop: Mrs. Rimmy Bharara)
Regd Office: 17/9 Ground Floor, Subhash Nagar
West Delhi, New Delhi - 110027
(Borrower)

Mrs. Rimmy Bharara (Proprietor)
Res. Add: 2/412, Subhash Nagar,
New Delhi - 110027
(Borrower)

Mr. Preetam Chand Bharara (Guarantor and Mortgagor)
Res. Add: 2/412, Subhash Nagar,
New Delhi - 110027

Mr. Janak Rani (Guarantor and Mortgagor)
Res. Add: 2/412, Subhash Nagar,
New Delhi - 110027

Sir,

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 **14.01.2020** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in Financial Express(English and Jansatta(Hindi) **on 17.01.2020** 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 amounting to **Rs. 94,05,764.05 as on 31.10.2019** and except payments amounting to **NIL** after issuance of demand notice dated **11.11.2019**. 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 31.01.2020 is **Rs.97,17,052.05 (Rupees Ninty Seven Lakh Seventeen Thousand Fifty Two and Paise Five 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 15 days that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026** 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).

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

EM of property situated at Second Floor of the property bearing No. 2/412, Row No. 14/4, TEhar No. 1, Subhash Nagar, New Delhi – 110027 owned by Sh. Pritam Chand Bhaarara S/o Sh. Abnashi Ram and Smt. Janak Rani W/o Sh. Pritam Chand Bharara.

The property is bounded as under as under:

North	Property No. 2/413
South	Property No. 2/411
East	Road 30 ft
West	Gali 15 ft

Yours Faithfully

Authorised officer

Encl:

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

इंडियन ओवरसीज़ बैंक
Indian Overseas Bank
Rajiv Circle Branch (Br. Code:1205)
Mythri House M-5A, Opp. Harsha Bhawan
Connaught Place, New Delhi- 110001
Tel.: - 011- 23416241, 011- 23415421
Email: iob1205@iob.bank.in

Date: 19/06/2026

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 **M/s Smart Stay Connected** (Proprietorship) have 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 31.10.2019 calling upon the borrowers **M/s Smart Stay Connected** (Prop. Mrs. Rimmy Bharara) and the guarantors/mortgagors Mr. Preetam Chand Bharara, addressed at 2/412, Subhash Nagar, Delhi-110027 and Mrs. Janak Rani addressed at 2/412, Subhash Nagar, Delhi-110027, to pay the amount due to the Bank, being Rs.94,05,764.05/- (Rupees Ninty Four Lakhjs Five Thousand Seven Hundred Sixty Four and paisa five only) as on 31.10.2019 in **M/s Smart Stay Connected**, 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 Borrower/ Mortgagors/ 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 here under on – 14.01.2020 under Section 13 (4) of the Act with the right to sell the same in "As is where is", "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 the realization of Bank's dues. The dues to the banks as on the date of taking possession was intimated as Rs.96,11,224.05 (Rupees Ninety Six Lakhs Eleven thousand Two Hundred Twenty Four and paise Five only) in **M/s Smart Stay Connected** 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 borrowers as on 31.01.2020 is **Rs.97, 17,052.05 (Rupees Ninty Seven Lakh Seventeen Thousand Fifty Two and Paise Five Only)** in **M/s Smart Stay Connected** 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 the sale of the under-mentioned properties.

SCHEDULE OF PROPERTIES:

EM of property situated at Second Floor of the property bearing No. 2/412, Row No. 14/4, Tehar No. 1, Subhash Nagar, New Delhi – 110027 owned by Sh. Pritam Chand Bhaarara S/o Sh. Abnashi Ram and Smt. Janak Rani W/o Sh. Pritam Chand Bharara.

East	Road 30 ft
West	Gali 15 ft
North	Property No. 2/411
South	Property No. 2/413

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)
Reserve Price	Rs.58,10,000/- (Rupees Fifty Eight Lakh Ten Thousand Only) **(Reserve Price is Inclusive of 1% TDS as per IT Act U/s 194-IA)**
QR Code of the Property	
Earnest Money Deposit	Rs.5,81,000/-- (Rupees Five lakh Eighty One Thousand 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)
Bid Multiplier	**Rs.10,000/-**
Inspection of property	*10.07.2026 (From 11:00 AM to 5:00 PM)*
Submission of online application for bid with EMD	From 24.06.2026 onwards
Last date for submission of online application for BID with EMD	On or before 22.07.2026 till 4.00 PM
Known Encumbrance if any	Not Known to bank
*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 **12050113035001 in the name of SARFAESI SALE PARKING ACCOUNT having IFSC IOBA0001205** 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.

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" 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.

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 (Mr. Manoj Sharma, Assistant General Manager, Phone No.: 8925951205), Indian Overseas Bank, Rajiv Circle Branch, Mythri House, M-5A,Middle Circle , Opp. Harsha Bhawan , Cannaught Place, New Delhi 110001 during office hours.

PLACE: New Delhi
DATE: 19.06.2026

Authorised Officer