Good people to grow with

इण्डियन ओवरसीज़ बैंक ,Indian Overseas Bank,
Asset Recovery Management Branch (1997)-Delhi
Rachna Building, 1st floor, 2, Rajendra Place,Pusa Road, New Delhi - 110008,**E-mail:** iob1997@iob.bank.in; **Website:** www.iob.in; **Mob.** 8925951997

Date: 02/07/2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

E-auction Sale Notice for Sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the 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 property mortgaged/charged to the Secured creditor, the **Symbolic** possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 20/02/2026 & 21/02/2026 for recovery of **Rs. 38,70,31,540.70 (Rupees Thirty-Eight Crore Seventy Lakhs Thirty-One Thousand Five Hundred Forty and Paise Seventy only) as on 19/02/2026** due to the Secured Creditor from the borrower M/s OSM Projects Private Limited, Guarantors/Mortgagors **Mr.** Mr. Munesh Sharma S/o Sh. Yogpal Sharma, Mrs.Poonam Sharma W/o Mr. Munesh Sharma, Mr. Ajay Vikaram Singh S/o Shri Janardhan Singh, Mrs. Suman Sharma W/o Surender Sharma, Mr. Omprakash Sharma S/o Shri Ramji Lal Sharma, Mr.Sushil Sharma S/o Mr Shree Ram Sharma, Mr Vipin Shandilya S/o Late Shri Khemchand Sharma, Mr. Surender Sharma, Mr.Dinesh Sharma S/o Mr Ramesh Chand Sharma and Mr.Ramesh Chand Sharma S/o Mr P.L. Sharma.

DESCRIPTION OF THE IMMOVABLE PROPERTY

S. No.	Details of the property#	Reserve Price	Earnest Money Deposit (EMD)
1.	Industrial Property land and building Situated at Village Kot Hathin Paliwal in the name of M/s OSM Projects Pvt ltd, Area of the property as per Title Deed -7 Acres 1 Kanal 1 Marla.	Rs.5,47,00,000/- (Exclusive 1% TDS)	Rs.54,70,000/-
2.	Commercial Property with land adm 85 sq yds and building constructed there upon at Shop M/s K C Metal,Opp M/s Gopi & SONS NEAR Minar Gate Chowk in the name of Mr Vipin Shandailya	Rs.1,79,00,000/- (Exclusive 1% TDS)	Rs.17,90,000/-
3.	Residential House No-249-Sector 8 Faridabad in the name of Mr Susheel Sharma, Area of the property as per Title Deed-366.67 sq yds	Rs.3,44,00,000/-	Rs.34,40,000/-

4.	Residential Flat No 602,6th floor Rialto Tower Block No 8 Omaxe Heights Sector 86 Faridabad in the name of SHRI Surender Sharma, Area of the property as per Title Deed-145.11Sq Mtrs.	Rs.83,50,000/- (Exclusive 1% TDS)	Rs.8,35,000/-
5.	Industrial Property at plot No 90 Sector 58 Urban Estate Faridabad in the name of Mr Om Prakash Sharma, Area of the property as per Title Deed-265.00Sq Mtrs.	Rs.1,92,00,000/- (Exclusive 1% TDS)	Rs.19,20,000/-
6.	Residential Flat No 771/F-8 Sagar Presidency,7TH Floor Sector 50 Noida in the name of Mr Ajay Vikram Singh, Area of the property as per Title Deed-146.87Sq Mtrs.	Rs.1,12,00,000/- (Exclusive 1% TDS)	Rs.11,20,000/-
7.	Residential Plot No 1008 Urban Estate Sector-2 Palwal in the name of Sh Munesh Sharma & Smt Poonam Sharma, Area of the property as per Title Deed-84.00Sq Mtrs.	Rs.1,07,00,000/- (Exclusive 1% TDS)	Rs.10,70,000/-

 # Type of Possession: Symbolic.

Date & Time of E-Auction: 17/08/2026 between 11:00 A.M. to 01:00 P.M.
Property Inspection date & Time: On 01/08/2026 between 11:00 AM to 01:00 PM

Known Encumbrance, if any: NIL as per Bank's Knowledge.

*Bank's dues have priority over the Statutory dues

For detailed terms and conditions of the sale, please refer to the link provided in secured Creditor's website i.e. www.iob.in & E-auction service provider's web portal: https://baanknet.com. For any property related queries, prospective bidders may contact **Mrs. Monika Negai,Law-Manager on Mob. 8968389016 & Mr. Harfool Meena, Mob: 8925951997.**

Indian Overseas Bank इण्डियन ओवरसीज बैंक 1997 A.R.M. Branch

Authorized Officer
Indian Overseas Bank

Date: 02/07/2026
Place: New Delhi

The Successful highest bidder should pay 1% of the sale price as TDS under Section 194(O) of Income Tax Act.

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.