



Indian Overseas Bank
Aakar Tower
Old RTO Road
Bhilwara-311001

Email : iob1487@iob.in
Telephone: 01483-248458
Mobile No: 8925951487

Dated-20.07.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken physical possession of the following property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS"** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e auction platform provided at the Web Portal www.baanknet.com.

Name and details of borrower/mortgagers/Guarantors of

SI No	Borrower & Mortgagor
1	Mr. Mahendra Singh Chundawat S/o Ratan Singh Chundawat, 273, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801
2	Guarantor
	Mr. Gori Singh Chundawat S/o Ratan Singh Chundawat, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801

Date of NPA	30.09.2020
Date of Demand notice	19.05.2021
Dues claimed in Demand Notice	Rs 10,23,627/- [Rupees Ten lakh Twenty Three Thousand Six hundred Twenty Seven only) as on 31.03.2021 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.
Date of possession notice	27.09.2021 (Symbolic Possession)
Dues claimed in Possession Notice	Rs 10,51,399/- as on 01.08.2021 payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any,

 कृते इण्डियन ओवरसीज बैंक
For INDIAN OVERSEAS BANK


प्राधिकृत अधिकारी / Authorised Officer

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.)
Reserve price	Rs.11,00,000/-
EMD	Rs.1,10,000/-
Date & Time of auction	11.08.2026 (Tuesday) between 1.00 PM to 4.00 PM with auto extension of 10 minutes each till sale is completed.
Submission of online application for bid with EMD	23.07.2026 onwards
Last date for submission of online application for BID with EMD	10.08.2026 till 5.00 PM
Bid increase amount	Rs.10,000/-
Auto extension time	10 minutes
Known Encumbrance if any	Not known to Authorised Officer
Inspection Date& Time	27.08.2026 to 10.08.2026 from 11:00 A.M to 4.00 P.M.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

All part of property at EM of Residential Property measuring 1933.59 Sq ft and building thereon at, Situated at Village Panchayat. Nandsha (Khalsa), Teh. Sahada, Dist. Bhilwara owned by Mr. Mahendra Singh Chundawat.

Boundaries:

East: Main Road;

West: House of Ranjit Singh;

North: Public Way;

South: House of Gouri Singh

Property stands in the name of Mr. Mahendra Singh Chundawat

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

For terms and conditions, please visit:

<https://www.iob.in/e-Auctions.aspx>

www.baanknet.com (web portal of e-auction of service provider)

Date: 20.07.2026

Place: Bhilwara

 कृते इण्डियन ओवरसीज बैंक
For INDIAN OVERSEAS BANK

प्राधिकृत अधिकारी / Authorized Officer



Indian Overseas Bank
Aakar Tower
Old RTO Road Bhilwara-311001

Email: iob1487@iob.in
Telephone: 01483-248458
Mobile No: 8925951487

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 Mr. Mahendra Singh Chundawat S/o Ratan Singh Chundawat, 273, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801 has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and 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 19.05.2021 calling upon the borrowers/Mortgagors-

Sl No	Borrower & Mortgagor
1	Mr. Mahendra Singh Chundawat S/o Ratan Singh Chundawat, 273, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801
2	Guarantor
	Mr. Gori Singh Chundawat S/o Ratan Singh Chundawat, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801

To pay the amount due to the Bank, being **Rs 10,23,627/- [Rupees Ten lakh Twenty Three Thousand Six hundred Twenty Seven only] as on 31.03.2021** 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 symbolic possession on 27.09.2021 of the secured assets more fully described in the schedule hereunder 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 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. **Rs 10,51,399/- (Rupees Ten Lakh Fifty One Thousand Three Hundred Ninety Nine only) as on 01.08.2021** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment.

The dues of the borrower as on 01.07.2026 works out to Rs.17,90,417.44 (Rupees Seventeen Lakh Ninety Thousand Four Hundred Seventeen and Paise Forty Four 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. 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:

All part of property at EM of Residential Property measuring 1933.59 Sq ft and building thereon at, Situated at Village Panchayat. Nandsha (Khalsa), Teh. Sahada, Dist. Bhilwara owned by Mr. Mahendra Singh Chundawat.

Boundaries:

East: Main Road;

West: House of Ranjit Singh;

North: Public Way;

South: House of Gouri Singh

Note : As per rule 3 (5) of Security Interest (Enforcement) rules ,2002 ,we hereby draw your kind attention to the provisions of section 13 (8) of the SARFAESI Act, under which the Borrower has the right to redeem the "Secured Assets" by tendering the amount of dues of the secured creditor at any time before the date of publication of notice for public auction from public for transfer by way of sale " As is where is" ,As is what is, whatever there is and without Recourse. The borrower, Mortgager and guarantors are therefore, requested to pay the entire amount due together with accrued interest, costs and charges, expenses thereon and redeem the secured assets before the date of publication of notice as stated herein.

The right of redemption under section 13(8) of the SARFAESI Act can only be exercised before the public auction commences and not thereafter.

Date and time of e-auction	11.08.2026 (Tuesday) between 1.00 PM to 4.00 PM with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs.11,00,000/-
Earnest Money Deposit	Rs.1,10,000/-
EMD Remittance	Indian Overseas Bank, branch-Bhilwara Address:- IOB Bhilwara Branch. Branch code-1487 IFSC:-IOBA0001487 A/c No- 14870113035001 Account description: SARFAESI sale parking account Scheme Type: OAB

Bid Multiplier	Rs.10,000 (the amount in multiples of which the bid is to be increased)
Inspection of property	27.07.2026 from 11:00 A.M to 4.00 P.M.
Submission of online application for bid with EMD	23.07.2026 onwards
Last date for submission of online application for BID with EMD	10.08.2026 till 5.00 PM
Known Encumbrance if any	NIL
Possession	Symbolic possession
*Outstanding dues – Not Known 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. Bidder must independently verify all liabilities associated with the property)

*Bank's dues have priority over statutory dues.

This NOTICE is 15 (fifteen) days' notice to the Borrower/Mortgagor(S)/Co-borrower (S) of the above said loan account pursuant to Rule 8(6) of Security Interest (Enforcement) Rules, 2002, regarding to holding of auction sale on the above mentioned date and place."

Terms and Conditions

1. The property (ies) will be sold by e-auction through the Bank's approved service provider www.baanknet.com , under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms, and conditions of online auction sale are available on www.baanknet.com .
4. 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. For details regarding digital signature, please contact the service provider at the below mentioned address/phone no/email.
5. Bids in the prescribed formats shall be submitted "online" through the portal www.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 5.00 PM hours on 10.08.2026.
6. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified 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. Bids without EMD shall be rejected summarily.
8. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 60 Minutes with auto extension time of 10 minutes each till the sale is concluded.
9. 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.
10. 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.
11. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, tax, etc., as applicable as per law.
12. 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.
13. The property is being sold on "as is where is", "as is what is" and "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.
14. 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.
15. Sale is subject to confirmation by the secured creditor.
16. 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.
17. 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.
18. * 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 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.

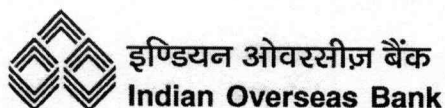
For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Bhilwara Branch, Aakar Tower, Old RTO Road Bhilwara.

Place: Bhilwara
Date: 20.07.2026

 कृते इण्डियन ओवरसीज बैंक
For INDIAN OVERSEAS BANK

Authorised Officer

प्राधिकृत अधिकारी / Authorised Officer



Bhilwara Branch
1-5, Akar Tower, Old R.T.O Road
Bhilwara-311001

Phone:01482-248458
E Mail: iob1487@iob.in
Website: www.iob.in
Mobile No: 8925951487

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

To

SI No	Borrower & Mortgagor
1	Mr. Mahendra Singh Chundawat S/o Ratan Singh Chundawat, 273, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801
2	Guarantor
	Mr. Gori Singh Chundawat S/o Ratan Singh Chundawat, Rajput Mohalla Nandsa (Khalsa), Teh. Sahada, Bhilwara-311801

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the Symbolic possession notice dated 27.09.2021 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 Danik Navjyoti and Business Standard on 29.09.2021 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 after issuance of demand notice dated 19.05.2021. Hence it is proposed to sell the secured assets mentioned in the Schedule below on **"as is where is", "as it is what is" and "whatever there 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 01.07.2026 is Rs.17,90,417.44 (Rupees Seventeen Lakh Ninety Thousand Four Hundred Seventeen and Paisa Forty Four Only) along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on 11.08.2026 (Tuesday) between 1.00 PM to 4.00 PM with

auto extension of 10 minutes each till sale is completed, through e-platform of www.baanknet.com.

5. 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 Hindi and English Newspapers shortly. A copy of the proposed paper's publication is also enclosed.

Schedule of Secured Assets

S.No.	Description of properties
1.	All part of property at EM of Residential Property measuring 1933.59 Sq ft and building thereon at, Situated at Village Panchayat. Nandsha (Khalsa), Teh. Sahada, Dist. Bhilwara owned by Mr. Mahendra Singh Chundawat. Boundaries: East: Main Road; West: House of Ranjit Singh; North: Public Way; South: House of Gouri Singh

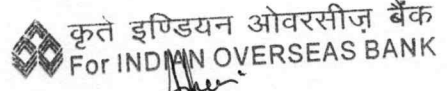
Note : As per rule 3 (5) of Security Interest (Enforcement) rules ,2002 ,we hereby draw your kind attention to the provisions of section 13 (8) of the SARFAESI Act, under which the Borrower has the right to redeem the "Secured Assets" by tendering the amount of dues of the secured creditor at any time before the date of publication of notice for public auction from public for transfer by way of sale " As is where is" ,As is what is, ,whatever there is and without Recourse. The borrower, Mortgager and guarantors are therefore, requested to pay the entire amount due together with accrued interest, costs and charges, expenses thereon and redeem the secured assets before the date of publication of notice as stated herein.

The right of redemption under section 13(8) of the SARFAESI Act can only be exercised before the public auction commences and not thereafter.

For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank, Secured Creditor's website i.e.,

<https://Baanknet.com>(web portal of e-auction of service provider)

For Indian Overseas Bank



Date: 20.07.2026

Place: Bhilwara

Authorized Officer
प्राधिकृत अधिकारी/Authorized Officer

This NOTICE is 15 (Thirty) days' notice to the Borrower/Mortgagor(S)/Co-borrower (S) of the above said loan account pursuant to Rule 8(6) of Security Interest (Enforcement) Rules, 2002, regarding to holding of auction sale on the above-mentioned date and place."

- Encl. 1) E-Auction notice containing terms and conditions
2) Proposed Paper publication of E-Auction Notice.