



INDIAN OVERSEAS BANK
AMROHA BRANCH (2980)
PAKKA BAGH BIJNOR ROAD
AMROHA (UP) 244221
Phone No-05922 – 259020
Email: iob2980@iob.in

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Mr. Shakeel Ahmad S/o Laeek Ahmad & Mr. Wakeel Ahmad S/o Laeek Ahmad (borrower(s))** and **Smt Khursheed W/o- Naseer Ahmad and Smt Gulshan Jahan W/o- mehtab Ahmad guarantor (s)** that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/symbolic possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on “**As is where is**”, “**As is what is**” and “**Whatever there is**” on **25.08.2026** for recovery of

Rs 18,25,291.29 (Rupees. Eighteen Lakh Twenty Five Thousand Two Hundred Ninety One and paisa Twenty Nine Only) as on **31.07.2026** due to the Indian Overseas Bank, Secured Creditor from the borrower (s) **Mr. Shakeel Ahmad S/o Laeek Ahmad & Mr. Wakeel Ahmad S/o Laeek Ahmad (borrower(s))** H No-82 Mohalla Danishmandan nakkassa Amroha UP 244221 (mention name and address of the borrower) and guarantor (s) **Smt Khursheed W/o- Naseer Ahmad and Smt Gulshan Jahan W/o- mehtab Ahmad Mohalla Chilla Kot Amroha**(mention name and address of the guarantor).

The reserve price will be **Rs. 10,48,000/- (Rupees Ten Lakh Forty Eight Thousand Only)** and the earnest money deposit will be **Rs. 1,04,800/- (Rupees One Lakh Four Thousand Eight Hundred Only)**

Description of the Immovable Property(ies)

All that part and parcel of the property situated at (**H.No- 82 Mohalla Danish Mandan Nakkassa Amroha-244221** having area 73.77 sq. mtrs in the name of Parveen Bano W/o-Shakeel Ahmad and Shri Shakeel ahmad, Smt Khursheed , Smt Gulshan jahan , Smt Sabra Begum & Shri vakeel Ahmad.

Bounded by

North- rasta 2.10 mtr wide

South- House of Afaaq ahmad

East- House of usman

West- House of rasheed ahmad

*Outstanding dues Rs. **not known** of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

* Bank's dues have priority over the statutory dues

Date and time of e-auction: 25.08.2026 between **11.00 A.M. to 01.00 P.M.** with auto extension of 10 minutes each till sale is completed at the platform of <https://baanknet.com>.

For detailed terms and conditions of the sale, please refer to the service providers link/ banks website <https://baanknet.com>.

Place : Amroha
Date : 05.08.2026

Authorised Officer

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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.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com> under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **24.08.2026 (5.00 P.M)** Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from <https://baanknet.com> which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-**क्रय** – IBAPI portal (<https://baanknet.com>).
5. The submission of online application for bid with EMD shall start from **11.08.2026**.
6. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 25000/- to the last higher bid of the bidders. 5 minutes

time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. 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 (less EMD amount) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank Amroha Branch" to the credit of A/C No **29800113301010** Indian Overseas Bank, Amroha Branch (Pakka Bagh Bijnor road, Amroha, U.P. - 244221). Branch Code: **2980** IFSC Code : **IOBA0002980**

10. 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.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. 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.

14. 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.

15. 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.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised

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 @ 0.75 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 0.75 % 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 0.75 % of the consideration as Income Tax.

As per the press release issued by Central Board of Direct Taxes dated 13.05.2020, the rates of Tax Deduction at Source (TDS) for the non-salaried specified payments made to residents has been reduced by 25% for the period from 14.05.2020 to 31.03.2021. Hence, the Income Tax on the bid amount shall be 0.75% during the period from 14.05.2020 to 31.03.2021.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Mrs. Sunil Kumar Singh, Manager, Indian Overseas Bank, Amroha Branch Mobile Number : 7753000111 (Pakka Bagh Bijnor road Amroha, U.P. - 244221) during office hours till **13.08.2026 to 14.08.2026 between 11.00 AM and 4.00 PM.**

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authroised representative of e-auction service provider (<https://baanknet.com>), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (<https://baanknet.com>) for e-auction will be provided by service provider **baanknet** having Registered office at PSB Alliance Private Limited, Unit 1, 3rd Floor, VIOS Commercial Tower, Near

Wadala Truck Terminal, Wadala East, Mumbai- 400037. Contact No.: +91 82912 20220**and** EMAIL : support.baanknet@psballiance.com. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com>.

Place :Amroha
Date :05.08.2026

Authorised Officer