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इण्डियन ओवरसीज 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: 03/08/2026

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 **Physical** 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 **24/08/2026** for recovery of **Rs.388203354.65 (Rupees Thirty Eight Crore Eighty Two Lakhs Three Thousand Three Hundred Fifty Four and paise Sixty Five only)** as on **30/06/2026** due to the Secured Creditor from the borrower M/s Cellpage Communication, M/s Cell page Communications Pvt Ltd (Borrower), M/s R C Enterprises (Borrower), M/s Apex Infocom (Borrower), Mr. Rajesh Chhabra S/o Shri Mahender Kumar Chhabra (Mortgagor & Guarantor) Mrs Anuja Chhabra W/o Mr. Rajesh Chhabra (Mortgagor & Guarantor), Mr. Mahender Kumar Chhabra (Guarantor)

DESCRIPTION OF THE IMMOVABLE PROPERTY

S. No.	Details of the property#	Reserve Price	Earnest Money Deposit (EMD)
1.	Freehold Commercial Shop No. SB-09 having built up area 286 sq. feet (26.57 sq. mtrs) 1st Floor at Jaipuria Sunrise Plaza Plot No. 12 A situated at AHINSA KHAND Indirapuram, Ghaziabad in the name of Mr. Rajesh Chhabra and Mrs. Anuja Chhabra Boundaries of the property: North: Corridor, South: Other Shop, East: Shop No. 10, West: Shop No. 8 (as per valuation report dated 20.9.2025) (This property is under physical possession of the Bank)	Rs.17,50,000/- (The reserve price is exclusive of applicable TDS)	Rs. 1,75,000/-

Type of Possession: Physical.

Date & Time of E-Auction: 24/08/2026 between 11:00 A.M. to 01:00 P.M. Property
Inspection date & Time: On 14/08/2026 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 Negi, Law-Manager on Mob. 8968389016 & Mr. Harfool Meena (Asst. General Manager), Mob: 8925951997.**

Date: 03/08/2026
Place: New Delhi


Authorized Officer
Indian Overseas Bank

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.