

	INDIAN OVERSEAS BANK	PHONE: 02962-253831
	Anand Branch (0399)	02692-259354
	Shop No 5 & 6, Ground Floor, M.S. Plaza Complex	
	Near M. B. Patel Science College,	E - Mail: iob0399@iob.in
	Anand- 388001	Date: 12.10.2026

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the 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 **30.10.2026** "As is where is", "As is what is" and "Whatever there is" basis on for the recovery of **Rs. 60,98,801.94/- (Rupees Sixty Lakhs Ninety Eight Thousand Eight Hundred One and Ninety Four Paisa Only)** or say **6098802/-** as on **30.09.2026** due to the Indian Overseas Bank, Secured Creditor from the borrower(s)) 1 M/s Dilip Kela Bhandar Sarsa (Borrower) Add.- Sarsa Chokdi Char rasta, Sarsa, Anand 2. Mr. Dilipsha Allarakha Diwan (Prop. Borrower) Add.- Diwan Street, Near Bus Stand Vadod, Anand. 3. Mr. Allarakha Diwan (Guarantor) Add.- Diwan Street, Near Bus Stand Vadod, Anand. 4. Mr. VasmiidbhaSi Sirajbhai Vohra Add.- 17, Krishna Residency, Vadod, Anand

SCHEDULE OF THE PROPERTIES

Lot No	Property details	Reserve Price Rs.	EMD in Rs.
1	Schedule of Secured Assets Equitable Mortgage followed by Registered Memorandum of residential plot (open Land) situated at Plot No. 18 Krish residency, Opp jetal villa Vidya Vihar Society B/s Khodiyar Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/ Valsad Road, Survey no. 1082/2, Mouje Vill Vadod, Taluka and Dist Anand. Total admeasuring 93.72 Sq mtrs owned by Mr. Vasmiidbhai Sirajbhai Vahora Boundaries-As per Nagar Niyojak Plan <u>Plot No 18</u> On East: By Plot No. 11 On West: By 7.50 mtrs wide approach road On North: By Plot No 19 On South: By Plot No 17 QR Code 	Rs. 4,20,000	Rs.42,000/-
2.	Equitable Mortgage followed by Registered Memorandum of residential plot (open Land) situated at Plot No. 20 Krish residency, Opp Vidya Vihar Society B/s Khodiyar Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/ Valsad Road, Survey no. 1082/2, Mouje Vill Vadod, Taluka and Dist Anand. Total admeasuring 93.72 Sq mtrs owned by Mr. Vasmiidbhai Sirajbhai Vahora Boundaries- As per Nagar Niyojak Plan <u>Plot No 20</u> On East: By Plot No 9 On West: By 7.50 mtrs wide approach road On North: By Plot No. 21 On South: By Plot No. 19 QR Code	Rs. 4,20,000	Rs 42,000/-

3	 Equitable Mortgage followed by Registered Memorandum of residential plot (open Land) situated at Plot No. 21 Krish residency, Opp Vidya Vihar Society B/s Khodiyar Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/ Valsad Road, Survey no. 1082/2, Mouje Vill Vadod, Taluka and Dist Anand. Total admeasuring 101.57 Sq mtrs owned by Mr. Vasmidbhai Sirajbhai Vahora Boundaries- As per Nagar Niyojak Plan <u>Plot No 21</u> On East: By Plot no 8 On West: By 7.50 mtrs wide approach road On North: By Land of Survey No 1082/1 On South: By Plot No. 20 QR Code 	Rs. 4,20,000	Rs 42,000/-
4	Equitable Mortgage followed by Registered Memorandum of residential plot (open Land) situated at Plot No. 34 Krish residency, Opp Vidya Vihar Society B/s Khodiyar Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/ Valsad Road, Survey no. 1082/2, Mouje Vill Vadod, Taluka and Dist Anand. Total admeasuring 92.96 Sq mtrs owned by Mr. Vasmidbhai Sirajbhai Vahora Boundaries- As per Nagar Niyojak Plan <u>Plot No 34</u> On East: By Plot no 25 On West: By 9.00 mtrs wide approach road On North: By Plot No 35 of same society On South: By Plot No. 33 of same society QR Code 	Rs. 3,97,200	Rs.39,720/-
5	Equitable Mortgage followed by Registered Memorandum of residential plot (open Land) situated at Plot No. 37 Krish residency, Opp Vidya Vihar Society B/s Khodiyar Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/ Valsad Road, Survey no. 1082/2, Mouje Vill Vadod, Taluka and Dist Anand. Total admeasuring 92.96 Sq mtrs owned by Mr.		

Branch" to the credit of A/C No **03990113301010** of **Indian Overseas Bank, Anand Branch, Shop No 5 & 6, Ground Floor, M.S. Plaza Complex Near M. B. Patel Science College, Anand- 388001. Branch Code: 0399, IFSC Code: IOBA0000399.**

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 @ 1% 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 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.

19. For verification about the title documents, Property and inspection thereof, the intending bidders may contact The Manager, Indian Overseas Bank, Anand Branch Shop No 5 & 6, Ground Floor, M.S. Plaza Complex Near M. B. Patel Science College, Anand- 388001 during office hours **From 13.10.2026 to 29.10.2026 (10.00 am to 3.00 pm)**. Phone No. 0269-2259354 /7976849396/8925950399.

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 assistance is required before or during e-auction process, the bidder may contact authorized 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 M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/>.

23. For further details regarding inspection of property/e-auction the intending bidders may contact the Branch Manager, Indian Overseas Bank Anand Branch during office hours. Phone No. 0269-2259354 or mob. 9915373615



Place: Anand
Date: **12.10.2026**

Authorized Officer