



इण्डियन ओवरसीज़ बैंक

Indian Overseas Bank

Varanasi Main Branch (0370)

Block D-C 32/9A, Annapurna Grandeur,
Vidyapeeth Road, Sagra, District Varanasi,
Uttar Pradesh 221002

E-mail: iob0370@iob.in, Mb. No. 8925950370

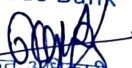
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision 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/mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive 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" on 29.10.2026 for recovery of Rs. 37,45,575.95 (Rupees Thirty-Seven Lakhs Forty-Five Thousand Five Hundred and Seventy-Five and Ninety Five Paise Only) as on 31.08.2026 along with further interest from 01.09.2026 and other dues at contractual rates and rests, besides costs / charges incurred till the date of repayment in full due to the Indian Overseas Bank, Secured Creditor from the:

1. **M/s. Jai Maa Kamakhya Enterprises (Prop. Shubham Vishwakarma)**
Address: Shaktipuram Colony Bhitari Lohta Road District: Varanasi - 221107.
..... (Borrower)
2. **Mr. Om Prakash Vishwakarma S/o Shivrath Vishwakarma**
Residential Address: D65/366, Lahartara, Varanasi Cantt, Varanasi -221002.
.....(Guarantor / Mortgagor)
3. **Mr. Ved Prakash Vishwakarma S/o Shivrath Vishwakarma**
Residential Address: D65/366, Lahartara, Varanasi Cantt, Varanasi -221002.
.....(Guarantor / Mortgagor)
4. **Mr. Chandra Prakash Vishwakarma S/o Shivrath Vishwakarma**
Residential Address: D65/366, Lahartara, Varanasi Cantt, Varanasi -221002.
.....(Guarantor / Mortgagor)
5. **Mr. Ashish Kumar Vishwakarma S/o Om Prakash Vishwakarma**
Residential Address: D65/366, Lahartara, Varanasi Cantt, Varanasi -221002.
.....(Guarantor)

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Authorized Officer

The reserve price will be **Rs. 36,16,650/- (Rupees Thirty-Six lakhs Sixteen Thousand Six Hundred and Fifty Only)** and the earnest money deposit will be **Rs. 3,61,665/- (Rupees Three Lakhs Sixty One Thousand Six Hundred and Sixty-Five Only)**

Description of the Immovable property (ies)

Situated at Village Mauza –Lahartara, Pargana –Dehat Amanat, Tehsil & District - Varanasi, Arazi No. Mi 11 Area 2040 Sq.ft , Said property owned by 1- Om Prakash Vishwakarma S/o Shivrath Vishwakarma 2 – Mr. Ved Prakash Vishwakarma S/o Shivrath Vishwakarma 3 – Mr. Chandra Prakash Vishwakarma S/o Shivrath Vishwakarma Sale Deed dated 22.10.2022 which is registered in Sub-Registrar Office, Varanasi Book No. 1, Vol. No. 3326 on pages 363/386 Doc No. 4888 on dated 22.10.2022

Boundaries Of Property (As Per Sale Deed)-

East: Land of Manoj.
West: Land of Manju Devi.
North: Rasta 6 Feet Wide
South: Land of Premlal

Boundaries Of Property (As Per site)-

East: House of Pappu Yadav.
West: Land of Manju Devi.
North: Kutcha Rasta 6 Feet Wide
South: Land of Premlal

*Outstanding dues as applicable 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: 29.10.2026 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 provider's link **<https://baanknet.com>**

Place: Varanasi Main
Date: 25.09.2026

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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 Bank's approved service provider **<https://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 in <https://baanknet.com>.
3. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com> using their email-id and mobile number. Further, they are requested to do the profile registration after completing e-KYC with Digi locker, photo verification using Selfie- KYC and account number verification using Penny-drop KYC. Once the KYC documents are verified by e-auction service provider the registration is made successful on the same day, the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account before the date of auction. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS/UPI mode through <https://baanknet.com> 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.
5. 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 web portal (<https://baanknet.com>).
6. The intending participants of e-auction may find the property details and auction details from below mentioned QR code on the e-auction related to this e-auction web portal (<https://baanknet.com>).



7. The submission of online application for bid with EMD shall start from **29.09.2026**.
8. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
9. 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.

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10. 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. 25,000/-** to the last higher bid of the bidders. **10** 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.
- 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 in favor of "Indian Overseas Bank Varanasi Main Branch" to the credit of A/c No. **03700113035001** with Indian Overseas Bank, Varanasi Main Branch, **Block D-C 32/9A, Annapurna Grandeur, Vidyapeeth Road, Siga, District Varanasi, Uttar Pradesh 221002**, Branch Code: **0370** IFSC Code: **IOBA0000370**.
11. 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.
12. 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.
13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc. as applicable as per law.
14. 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.
15. 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.
16. 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.
17. Sale is subject to confirmation by the secured creditor Bank.
18. 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.
19. *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

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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 verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Varanasi Main Branch, Block D-C 32/9A, Annapurna Grandeur, Vidyapeeth Road, Siga, District Varanasi, Uttar Pradesh 221002, during office hours from 29.09.2026 Onwards upto 04:00 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 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. For any property related queries, **prospective bidders may contact Mr. Ashok Kumar Singh, Chief Manager on Mob. 8925950370.** Platform (<https://baanknet.com>) for e-auction will be provided by service provider M/S PSB Alliance PVT LTD having registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (**Contact Phone: 8291220220**). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com>.

Place: Varanasi Main
Date: 25.09.2026

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