



Indian Overseas Bank
Kursi Road Branch (1792)
Sector G Jankipuram
Kursi Road, Lucknow-226007, Uttar Pradesh
e-mail : iob1792@iob.in , Phone No.8925951792

Ref: BR/1792/ 72026-27

Date: 26.10.2026

Sl No	Borrower/Mortgagor [Name & full address]	Sl No	Guarantor/Mortgagor [Name & full address]
1.	M/s Ceramic World Granite and Marble (Proprietor: Mr Neeraj Agarwal) Plot No-408/409, Village-mutakkipur, IIM Road Lucknow-226020, Uttar Pradesh (Borrower)	3.	Mr Dheeraj Agarwal House no 47, Sector-I, Jankipuram, Lucknow-226021, Uttar Pradesh (Guarantor/Mortgagor)
2.	Mr. Neeraj Agarwal S/o Mr. Surendra Kumar Agarwal Prop- M/s. Ceramic World Granite and Marble A - 06, sixth Floor PR, Paradise Palm, IIM Road near Maharishi University Bhitauli Khura, Lucknow- 226020, Uttar Pradesh (Borrower/Mortgagor)	4.	Mr Ishliyaq Ahmad s/o Serajul Haque 2/166 Vishwas, Khand, Gomti Nagar, Lucknow- 226010, Uttar Pradesh (Guarantor/Mortgagor)

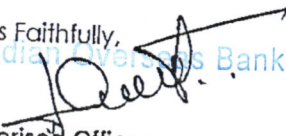
Dear Sir,

SALE NOTICE OF IMMOVABLE/MOVABLE SECURED ASSETS

[Issued under Rule 9(1) of the Security Interest (Enforcement) Rules 2002]

Please find enclosed a copy of e-auction sale notice dated 26.10.2026 fixing auction sale on 26.11.2026 with Reserve Price as mentioned therein.

Yours Faithfully,


Authorised Officer
Indian Overseas Bank



Indian Overseas Bank

Kursi Road Branch (1792)

Sector G Jankipuram

Kursi Road, Lucknow-226007, Uttar Pradesh
e-mail : iob1792@iob.in , Phone No.8925951792

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 9(1) 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 constructive 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 26.11.2026 for recovery of Rs. 3,21,34,706 (Rupees three crores twenty one lakhs thirty four thousand seven hundred and six only) as on 21.10.2026, along with further interest at contractual rates and resis, besides costs / charges incurred till the date of repayment in full due to the Indian Overseas Bank, Secured Creditor from the

M/s Ceramic World Granite and Marble

(Proprietor: Mr. Neeraj Agarwal)

Plot No-408,409, Village-Mutakkipur, IIM Road
Lucknow-226020, Uttar Pradesh

(Borrower)

Mr. Neeraj Agarwal

S/o Mr. Surendra Kumar Agarwal

Prop- M/s. Ceramic World Granite and Marble

A -06, Sixth Floor PR, Paradise Palm,

IIM Road near Maharishi University

Bhitauli Khurd, Lucknow- 226020, Uttar Pradesh

(Borrower/Mortgagor)

Mr. Dheeraj Agarwal

House no 47, Sector I, Jankipuram, Lucknow 226021, Uttar Pradesh

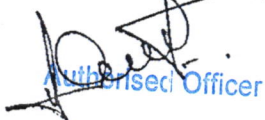
(Guarantor/Mortgagor)

Mr. Ishtiyaz Ahmad s/o Serajul Haque

2/166 Vishwas Khand, Gomli Nagar Lucknow- 226010, Uttar Pradesh

(Guarantor/Mortgagor)

Indian Overseas Bank


Authorised Officer

The reserve price of all the property is given below:

Details of the Property	Reserve Price in Rs.	EMD :10% of Reserve Price in Rs.	Bid Increment in Rs.
Property situated at Commercial Hall on Lower Ground Floor and First floor of the building known as I.N.D Tower, built over Plot on part of Khasra No-326, Situated at Village- Mutakkipur, Lucknow, Uttar Pradesh. The building constructed on land area 50:650 square meters + 220,329 Sq meters = 270,979 Sq meters. Upon constructions of the building on the said plot Lower Ground floor and First Floor mortgaged with the Bank built-up area for Lower Ground Floor 206.76 Sq meter and First Floor 206.76 Sq meter. Owner of the property: Mr Dheeraj Agarwal and Mr Neeraj Agarwal as per the registered builders agreement dated: 20/04/2019 and 24/04/2019 and the Plot owner Mr Ishtiyaq Ahmad s/o Serajul Haque (All are Borrower/ Mortgagor/ Guarantor of the said credit facilities). Boundaries: East: IIM Road West: Rest part of Land belonging to Ishtiyaq Ahmad North: Orchard of Akhlaq Beg and Azeem Beg South: Property of Moin Beg	Rs. 4,44,44,500/- (Rupees Four Crore Forty-Four Lakh Forty-Four Thousand Five Hundred Only)	Rs. 44,44,450/- (Rupees Forty-Four Lakh Forty-Four Thousand Four Hundred Fifty Only)	Rs. 50,000.00 (Rupees Fifty Thousand Only).

Description of Property:

Property situated at Commercial Hall on Lower Ground Floor and First floor of the building known as I.N.D Tower, built over Plot on part of Khasra No-326, Situated at Village- Mutakkipur, Lucknow, Uttar Pradesh. The building constructed on land area 50:650 square meters + 220,329 Sq meters = 270,979 Sq meters, upon constructions of the building on the said plot Lower Ground floor and First Floor mortgaged with the Bank built-up area for Lower Ground Floor 206.76 Sq meter and First Floor 206.76 Sq meter.

Owner of the property: Mr Dheeraj Agarwal and Mr Neeraj Agarwal as per the registered builders agreement dated: 20/04/2019 and 24/04/2019 and the Plot owner Mr Ishtiyaq Ahmad s/o Serajul Haque (All are Borrower/ Mortgagor/ Guarantor of the said credit facilities).

Indian Overseas Bank


Authorised Officer

Boundaries:

East: IIM Road

West: Rest part of Land belonging to Ishiyaq Ahmad

North: Orchard of Akhlaq Beg and Azeem Beg

South: Property of Moin Beg

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) is not known to the secured creditor.

* Bank's dues have priority over the statutory dues

Date and time of e-auction: Date 26.11.2026, 11.00 A.M to 03.00 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/> or bank's website www.ioib.in.

Place: Kursi Road

Date: 26.10.2026

Indian Overseas Bank

Authorized Officer

Terms and Conditions of Auction sale:

1. The property (ies) will be sold by e-auction through the service provider <https://baanknet.com/>, under the supervision 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 latest by **25.11.2026 (before 04:00 PM)**; 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 **BAANKNET.com** portal <https://baanknet.com/>.
5. The submission of online application for bid with EMD shall start from 29.10.2026
6. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

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7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of **10 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.50,000.00** 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.

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 (less EMD amount) immediately on the same day and not later than the next working day through NEFT only as per details mentioned below:

A/ Name-Sarfaesi Sale Parking Account

A/c No- 17920113035001

IFSC Code-IOBA0001792

Bank: Indian Overseas Bank

Branch: Kursi Road

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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

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18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % 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 1.00 % 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 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Branch Manager, Indian Overseas Bank, Kursi Road Branch during office hours till 24.11.2026.

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 authorised 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.com having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (contact Phone & Toll free Numbers +91 8291220220 and email id 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/>.

Indian Overseas Bank

Authorized Officer

Place: Kursi Road

Date: 26.10.2026.