Indian Overseas Bank
PTL Campus Branch
PTL Campus Industrial Area, Phase-4
SAS Nagar, Punjab

Phone : 8925951514
E-Mail : iob1514@iob.bank.in

Ref: PTL Campus Branch / /2026-27 **Date: 29.10.2026**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(Under Proviso to Rule 8 (6) of Security Interest (Enforcement) Rules)

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 to the Secured Creditor, the 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 **30.11.2026** for recovery of Rs.53,74,685.87 (Rupees Fifty three lakh seventy four thousand six hundred eighty five and paisa eighty seven only) as on 29.07.2026 with further interest at contractual rates and rests, charges etc. till date of realization due to the Indian Overseas Bank (Secured Creditor) from borrower **Mr. Himanshu Uppal S/o Narendra Pal Uppal, Address: HNO 120, Ajit Nagar, Randhawa Road, Kharar, Mohali, Punjab-140301 (hereinafter Referred As "Borrowers & Mortgagor"), Mrs. Mamta Uppal W/o Himanshu Uppal Address: HNO 120, Ajit Nagar, Randhawa Road, Kharar, Mohali, Punjab-140301 (hereinafter Referred As "Borrowers & Mortgagor")**

SCHEDULE OF PROPERTY

Property details	Reserve price (in rupees)	EMD (in rupees)	QR Code
Flat No 6-C, Second Floor, Property Tax No. B015/02810/23, Rehmat Floors, Randhawa Road, Kharar (Plot Size 88.88 Sq yrds, 1/3 share, 29.62 sq yrds), covered area 533 sq ft, according to Khewat/Khataoni no. 3126/3371, Khasra No 165(6-9), 166(0-11), 166/2(0-8) kitte 3 Area 7 Kanal 8 Marla its 30/4440 share i.e. 0 Kanal 1 Marla (Area Khanakasht) situated at village Kharar, Hadbast No 184, Tehsil Kharar, Distt SAS Nagar in the name of Himanshu Uppal and Mamta Uppal Bounded on the North by Flat No 5-C South By Flat No 7-C East by Road 40 ft wide	***Rs.22,79,050/-***	***Rs.2,27,905/-***	

West by Area other owner			
Flat No 7-C, Second Floor, Property Tax No. B015/02810/24, Rehmat Floors, Randhawa Road, Kharar (Plot Size 88.88 Sq yrds, 1/3 share, 29.62 sq yrds), covered area 533 sq ft, according to Khewat/Khataoni no. 3126/3371, Khasra No 165(6-9), 166(0-11), 166/2(0-8) kitte 3 Area 7 Kanal 8 Marla its 30/4440 share i.e. 0 Kanal 1 Marla (Area Khanakasht) situated at village Kharar, Hadbast No 184, Tehsil Kharar, Distt SAS Nagar in the name of Himanshu Uppal and Mamta Uppal Bounded on the North by Flat No 6-C South By Flat No 8-C East by Road 40 ft wide West by Area other owner	***Rs.22,79,050/-***	***Rs.2,27,905/-***	
Flat No 7-B, First Floor, Property Tax No. B015/02810/24, Rehmat Floors, Randhawa Road, Kharar (Plot Size 88.88 Sq yrds, 1/3 share, 29.62 sq yrds), covered area 533 sq ft, according to Khewat/Khataoni no. 3126/3371, Khasra No 165(6-9), 166(0-11), 166/2(0-8) kitte 3 Area 7 Kanal 8 Marla its 30/4440 share i.e. 0 Kanal 1 Marla (Area Khanakasht) situated at village Kharar, Hadbast No 184, Tehsil Kharar, Distt SAS Nagar in the name of Himanshu Uppal and Mamta Uppal Bounded on the North by Flat No 6-B South By Flat No 8-B East by Road 40 ft wide West by Area other owner	***Rs.22,79,050/-***	***Rs.2,27,905/-***	

DETAILS OF AUCTION

Bid Multiplier	Rs.10,000/-
Encumbrance if any:	Not Known, to be ascertained by the buyer
Inspection of Property:	Any other working day with prior consultation with Bank.

Date & Time of E-Auction	30.11.2026 between 11.00 AM to 2.00 PM, with auto extension of ten minutes each till sale is completed.
Last date for submission of online application for BID with EMD 30.11.2026 till 01.00 PM	

Terms and conditions of E-Auction

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and will be "online through e-auction" portal http://www.baanknet.com/

2. The intending Bidders/ Purchasers are requested to register on portal ((https://baanknet.com/eauction-psb/bidder-registration) using their valid credentials (Mobile, email id etc). Further, they are requested to upload requisite KYC documents. Once the KYC documents are uploaded and verified by service provider, the intending Bidders/Purchasers has to transfer the EMD amount in his Wallet well before the e-Auction end Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid through https:www.baanknet.com. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https:www.baanknet.com) for e-Auction will be provided by e Auction service provider PSB Alliance having its Registered office at Unit No 1, 3rd Floor, VIOS Commercial Tower Near Wadala Truck Terminal, Wadala east, Mumbai-400037 (contact Phone & Toll free Numbers 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 websitehttps://baanknet.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available /published in the following websites/ web page portal.

(1) https://www.baanknet.com (2) www.iob.in

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e- Auction from portal (https://www.baanknet.com).

7. Bidder's Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

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.10,000/- to the last higher bid of the bidders. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed.

10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (http://www.baanknet.com). Details of which are available on the e-Auction portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining 75% amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of Indian Overseas Bank, A/c (Name of the A/C) payable at Chandigarh or through NEFT/rtgs. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

18. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

For further details regarding inspection of property / e-auction, the intending bidders may contact INDIAN OVERSEAS BANK, Branch Manager PTL Campus Branch, Mobile: 8925951514 or common e auction ebkray

portal https://baanknet.com or at branch Email ID-iob1514@iob.bank.in

This publication is also a 30 days' notice to the Borrower/s/ Mortgagor/s/Guarantor/s of the above loans under Rule 8(6) of SARFAESI act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General. For sale of secured assets for terms and conditions please visit our web portal www.iob.in and https://baanknet.com

Place: SAS Nagar
Date: 29.10.2026

Authorized Officer
Indian Overseas Bank