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इण्डियन ओवरसीज़ बैंक ,Indian Overseas Bank,
Asset Recovery Management Branch (1997)-Delhi
Rachna Building, 4th floor, 2, Rajendra Place,Pusa Road, New Delhi - 110008,**E-mail:** iob1997@iob.bank.in; **Website:** www.iob.in; **Mob.** 8925951997

Date: 10/11/2026

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK 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

Whereas **M/s** G.C. Book Co. & Surya Book Sellers and Suppliers have borrowed monies from Indian Overseas Bank against the mortgage of immovable properties more fully described in the schedule hereunder and upon classification of the account as NPA, the Bank has issued a demand notice under Section 13 (2) of the SARFAESI Act, 2002 (Act) on **30.11.2016** calling upon the borrower **M/s** G.C. Book Co. (Proprietor Shri Satish Chand Mishra) and Surya Book Sellers & Suppliers (Proprietor Shri Sunil Kumar) and the Guarantors/Mortgagors **Shri Vijay Kumar Mishra** to pay the amount due to the Bank, being **Rs. 4338591 (Rupees Forty Three Lakh Thirty Eight Thousand Five Hundred Ninety One only) as on 30.11.2016 in G.C. Book Co and Rs. 2740613 (Rupees Twenty Seven Lakh Forty Thousand Six Hundred Thirteen Only) in M/s Surya Books Sellers & Suppliers** payable together with further interest at contractual rates and rests along with costs, charges etc., till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers, mortgagors, guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **20.02.2017** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs. 3955457 (Rupees Thirty Nine Lakh Fifty Five Thousand Four Hundred Fifty Seven only) as on 20.02.2017 in G.C. Book Co and Rs. 2745277 (Rupees Twenty Seven Lakh Forty Five Thousand Two Hundred Seventy Seven Only) as on 20.02.20 17 in M/s Surya Books Sellers & Suppliers** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on **31/10/2026** works out to **Rs 13818020.15/-** (Rupees **One Crore Thirty Eight Lakh Eighteen Thousand Twenty and Fiteen Paisa** only) in A/c **M/s G.C. Book Co. & Rs. 9551345.25/- (Rupees Ninety Five Lakh Fifty One Thousand Three Hundred Forty Five and Twenty Five Paisa only)** in **A/c M/s Surya Book Sellers & Suppliers** along with further interest at contractual rates and rests, besides costs/charges incurred till the date of repayment in full.



The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

Schedule of Secured Assets

S. No.	Details of the property#	Reserve Price	Earnest Money Deposit (EMD)
1.	Freehold Property consisting of entire Ground Floor & First Floor (without roof right) Built on property no. 73, Current No. A-172, out of Khasra no. 335/1, Gali number 04, Nehru Vihar Colony, Village Mustafabad, Shahdara, Delhi – 110094. Measuring Built up area area 591.30 sq feet on each floor located owned by Sri Vijay Kumar Mishra. SOUTH EAST – House of Mr Azad Khan & Shri Sunil Kumar NORTH WEST – House of Sri Anand Swaroop Gupta NORTH EAST – Other's Property SOUTH WEST– 20 ft wide Gali & Govt. School & Azad Khan House (The property is under physical possession of the Bank)	Rs. 2805000	Rs. 280500

 # Type of Possession: Physical.

Date and time of e-auction	**30/11/2026** between **11:00** A.M. to **01:00** P.M. with auto extension of **10** minutes each till sale is completed.
Reserve Price	As mentioned in above table
Earnest Money Deposit (EMD)	As mentioned in above table
EMD Remittance	As mentioned in terms & conditions below
Bid Multiplier	**Rs. 10,000/-**
Inspection of Property	On **16/11/2026** to **18/11/2026** between **11:00** AM to **01:00** PM with prior appointment from Authorized Officer
Submission of online application for bid with EMD	**12/11/2026** onwards
Last date for submission of online application for BID with EMD	**30/11/2026** up to **01:00** PM
Known Encumbrance if any	Not Known, apart from the Encumbrance of our Bank
*Outstanding dues Rs. of Local Self Govt. (Property Tax, Water sewerage, Electricity Bills etc.)	To be ascertained and borne by the buyer

*** Bank's Dues have priority over the Statutory dues.**

*** This notice is also to be trated as 15 days notice under rule – 8(6) of the securities interest (Enforcement) rules – 2002 for tyhe borrower/guarantors/mortgagors.**

Authorised officer
Assistant General Manager
Indian Overseas Bank

Terms & 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/eauction-psb/bidder-registration 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 from e-Bक्रय – ebkray portal (https://baanknet.com).
6. The submission of online application for bid with EMD shall start from **12/11/2026**
7. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. 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.
9. 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/-** property 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.
10. 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 (exclusive of the EMD) immediately on the same day and not later than the next working day in favor of "Indian Overseas Bank Asset Recovery Management Branch" to the credit of A/c No. **19970113035001** with Indian Overseas Bank, **Asset Recovery Management** Branch, Rachna Building, 1st floor, 2, Rajendra Place,Pusa Road, New Delhi -110008. Branch Code: **1997** IFSC Code: **IOBA0001997**.
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 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.
20. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Dilshad Garden**, during office hours only till **20.11.2026** upto **04:00** PM
21. 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.
22. 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.
23. For any property related queries, **prospective bidders may contact Mrs. Monika Nishant Gupta - Manager on Mob. 9953634700 & Mr. Harfool Meena, Mob: 8925951997** 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.

Date: 10/11/2026
Place: New Delhi

(Harfool Meena)
Authorized Officer
Assistant General Manager
Indian Overseas Bank