Indian Overseas Bank
Suranussi Branch
G.T. Road, Jalandhar
e-mail: iob0304@iob.in
Telephones:0181- 2670652, 2671822
Mobile: 8925950304

Ref No. 0304/ 11 /2026-27 Date: 17.11.2026

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
(Under Provision to Rule 8(6) of Security Interest (Enforcement) Rules)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 03.12.2026 "**As is where is", "As is what is" and "Whatever there is"** as on **30.09.2026** for recovery of **Rs. 44,03,066/- (Rupees Forty four Lakhs Three Thousand Sixty Six only) plus un-debited interest** (payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any) due to the Indian Overseas Bank, Secured Creditor from the below mentioned Borrower (s) /mortgagors(s)/Guarantor(s).

Sl. No.	Borrowers(s)/Mortgagor		Guarantor(s)/Mortgagor
1.	**M/S Kapoor Trading Co.** **Prop. Smt. Ritu Bala** W/o Sh. Atul Kapoor **Borrower/Mortgagor)** House No. BX-886/2, Chak Hussaina Near Gurudwara Lamba Pind Jalandhar -144009	3.	Mr. Atul Kapoor S/o Sh. Kamal Kapoor **Guarantor** House No. BX-886/2, Chak Hussaina Near Gurudwara Lamba Pind Jalandhar -144009
2.	**Smt. Ritu Bala** W/o Sh. Atul Kapoor **(Borrower/Mortgagor)** House No. BX-886/2, Chak Hussaina Near Gurudwara Lamba Pind Jalandhar -144009 (Borrower/Mortgagor)		

The reserve price will be **Rs. 38,81,722/- (Rupees Thirty Eight Lakh Eighty one Thousand Seven Hundred Twenty Two only)** and the earnest money deposit will be **Rs. 3,88,172/- (Rupees Three Lakh Eighty Eight Thousand One Hundred Seventy Two Only).**

Description of the Immovable property(ies)

(Complete description of the immovable property along with boundaries to be given with known encumbrance, if any)

Description of the Security.
Equitable mortgage of residential cum commercial property as per two sale deed total measuring 6.50 Marla (Each Marla 207 sqft) situated at - BX-886/2, Chakk Hussaina, Near Gurudwara, Lamba Pind, Jalandhar, The & Dist. Jalandhar, In the name of Smt. Ritu Bala W/o Sh. Atul Kapoor, Comprised in Khewat/Khatauni Nos. 1126/1395 Khasra Nos. 3305/325 (4.50 Marla) as per sale deed no. 2019-20/186/1/1404/ Dated 01.05.2019 and Khewat/Khatauni No. 1126-1072/1395. Khasra Nos. 3305/325/1 (2.00 Marla) as per sale deed no. 2019-20/186/1/10838/ Dated 21.01.2020, as per Jamabandi for the year 2010-1, Hadbast No. - 214. The property bounded by – East – Kishan Gopal, West – Road North – Pyara Sing & Amit Jain, South – Anurag

Submission of online application for bid with EMD will start from **18.11.2026 AT 10:00AM.**

Last date for submission of On-line application for BID with **EMD is 02.12.2026 till 05:00PM**

Date and time of e-auction: **03.12.2026** between **11.00 A.M. to 05.00 P.M.** with auto extension of ten minutes each till sale is completed at the platform **https://baanknet.com.**

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 to the following further conditions.

(1) The auction sale will be "online through e-auction portal **https://baanknet.com**/

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 by **02.12.2026 TILL 05:00 PM** before the e-auction date and time in the portal. 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**) in bidders Global EMD Wallet. NEFT/RTGS transfer can be done form any Scheduled

Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. 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. In bidders Global EMD Wallet. NEFT/RTGS transfer can be done form any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. 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.
5. Platform (https://baanknet.com/eauction-psb/bidder-registration) for e-auction will be provided by service provider. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website https://baanknet.com
6. The service provider will also provide online demonstration/training on e-auction on the portal.
7. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.

- https://baanknet.com/eauction-psb/bidder-registration
- https://baanknet.com
- www.iob.in

8. 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 **BAANKNET** portal (https://baanknet.com).
9. The intending Bidders/ purchasers are requested to register on portal (https://baanknet.com/eauction-psb/bidder-registration) using their mobile number and e-mail id, further they will upload the 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 MED Wallet. Only after having sufficient EMD in this Wallet, the interest bidder will be able to bid on the date of e-auction.
10. The submission of online application for bid with EMD shall start from 18.11.2026**.**
11. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

12. 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.20,000/- (Rupees Twenty Thousand only)** 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.

13. 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 (https://baanknet.com. Details of which are available on the e-Auction portal.

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

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

16. The successful bidder shall have to deposited 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 favour of "Indian Overseas Bank, A/c (Name of the A/c) payable at Ludhiana or through NEFT/RTGS in **"Indian Overseas Suranussi Branch "to the credit of A/c No.03040113301010 Indian Overseas Bank, Suranussi Branch, Jalandhar, Branch Code: 0304 IFSC Code: IOBA0000304 .**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.

17. 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.
18. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder @1% on the Reserve Price shall be deducted and paid under the PAN of the purchaser. The bidder shall bear the 1% IT on the bid multiplier amount and the bank shall not take any responsibility for the same.
19. 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.
20. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.
21. 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.
22. 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.
23. 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.
24. 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.
25. Sale is subject to confirmation by the secured creditor Bank.
26. 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.
27. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
28. Sale is subject to confirmation by the secured creditor Bank.

29. 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.
30. 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 on 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 statuary liabilities, arrears of property tax, electricity dues etc.
31. 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-auction.
32. This publication is also a 15 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
33. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Suranussi Branch"** during office hours from **18.11.2026 to 02.12.2026** between **10.00 A.M to 4.00 P.M.**
34. 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.
35. Platform https://baanknet.com/eauction-psb/bidder-registration) for e-auction will be provided by service provider PSB Alliance eBKray Limited. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website https://baanknet.com/eauction-psb/bidder-registration
36. This publication is also a **15 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 ww.iob.in and

Place: **Jalandhar** Authorized Officer

Date: **17.11.2026**