Indian Overseas Bank
Ferozepur Cantt Branch
Court Road Ferozepur Cntt , Punjab - 152001
E-mail – iob2100@iob.in,

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 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 *29.05.2024 for recovery of Rs.28,60,460 (Rupees Twenty Eight Lakhs Sixty thousand four hundred Sixty and undebited interest) as on 31.03.2024*** (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 borrower (s) M/S PRINCE & BROTHERS COMMISSION AGENTS

The reserve price will be Rs.55,94,000/-(Rupees Fifty Five lakh Ninety Four thousand only) and the earnest money deposit will be Rs.5,60,000/-(Five Lacs Sixty thousand only) plus income tax at 1% as per section 194IA of IT Act 1961.

Description of the Immovable property(ies)

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

Residential House measuring 497.70 sq yards, situated at **Guruhasahai Shamali, Tehsil Guruharsahai, Dist Ferozepur in the name of Sh. Kamaljit Singh S/o Gulzar Singh Resident of Village Leppo, Tehsil & District Ferozepur.**

Boundaries

East – Road
West - Mistri Etc
North - Lakhwinder Singh
South - Jaswinder Singh

Date for submission of On-line application for BID with EMD Start from ***13.05.2024 to 28.05.2024 till 5.00 PM***

Date and time of e-auction*: 29.05.2024 between* 11.00 A.M. to 05.00 P.M. with auto extension of ten minutes each till sale is completed at the platform of **https://www.mstcecommerce.com/auctionhome/ ibapi.**

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://www.mstcecommerce.com/

2. The intending Bidders /Purchasers are requested to register on portal (https://www.mstcecommerce.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 28.05.2024*** 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://www.mstcecommerce.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. Platform (https://www.mstcecommerce.com/auctionhome/ibapi) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-

auction process at e-auction Service Provider's website **https://www.mstcecommerce.com**. The 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) http://www.ibapi.in

(2) http://www.mstcecommerce.com/

(3) 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 e-B – IBAPI portal (https://www.ibapi.in).

7. The intending Bidders/ purchasers are requested to register on portal (**https://www.mstcecommerce.com**) using their mobile number and e-mail id, further they will upload the requisite KYC documents (for any help call at 18001025026 or 011-4110613). 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.

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

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.50,000/- (Rupees Fifty thousand only)** to the last higher bid of the bidders. **Five 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 (**https://www.mstcecommerce.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/ e-

mail. (On mobile no/email address given by them/n registered with the service provider).

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

13. 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 Bank, Ferozepur Cantt Branch" to the credit of A/c No.210002000641125 Indian Overseas Bank, Ferozepur Cantt Branch, Court Road , Ferozepur Cantt -1520001 Branch Code: 2100 IFSC Code: IOBA0002100.** 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 194-1 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.

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 favor of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The property is being sold on **"As is where is", "As is what is" 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 on respect of properties (E-Auctioned) not known to the Bank. The intending Bidder is advise to make their own independent inquiries regarding the encumbrances on the property including statuary 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-auction.

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 **https://ibapi.in**.

Place: **Ferozepur Cantt** Authorized Officer

Date: 09.05.2024