Registered Post with A/D

Indian Overseas Bank
JAMSHEDPUR BRANCH (0424)
Tee kay corporate Tower, 1st Floor
SB Shop Area, Beside Shri Krishna Public School
Main Road, Bistupur, Jamshedpur-831001
Phone No:0657-2321149/2321382 & Email id: iob0424@iob.in

Date: 09.04.2025

E-Auction Sale Notice

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **i) M/s Anand Enterprises (Prop. P V RAM KRISHNA RAO) , ii) Mrs. P SAVITRI(GUARANTOR) W/O** P.V RAM KRISHNA RAO **iii) Mr. P BRIJESH KUMAR S/O P V RAM KRISHNA RAO** ,have borrowed monies from Indian Overseas Bank against the mortgage of the immovable property more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a **Demand Notice** to the Borrowers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **30.12.2023** calling upon the borrowers i) **) M/s Anand Enterprises (Prop. P V RAM KRISHNA RAO) , ii) Mrs. P SAVITRI(GUARANTOR) W/O** P.V RAM KRISHNA RAO **iii) Mr. P BRIJESH KUMAR S/O P V RAM KRISHNA RAO**, to pay the amount due to the Bank, being **Rs.63,62,161 (Rupees Sixty one Lakhs Sixty Two Thousand One Hundred sixty one only)** as on 28.12.2023 payable together with further interest, at contractual rates and rests along with costs and charges etc till date of repayment, within 60 days from the date of receipt of the said notice.

Whereas the borrower 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 09.04.2024 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 section 13(4) of the Act read with the 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.65,37,552/- (Rupees Sixty-Five Lakhs Thirty-Seven Thousand Five Hundred Fifty-Two only) as on 09.04.2024** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower **as on 31/12/2024 is Rs.71,36,930/- (Rupees Seventy-one Lakhs Thirty-Six Thousand Nine Hundred Thirty Only)** along with further interest after reckoning repayments if any, subsequent to the bank issuing the demand notice.

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 PROPERTIES

EQUITABLE MORTGAGE OF FLAT NO. 1442, R.S. S. KHATA NO.31, R.S.S. PLOT NO. 1111, NEW KHATA NO.1027, NEW PLOT NO.201(P), SUPER BUILT UP AREA OF FLAT: 840 SQ.FT. INCLUDING ONE CAR PARKING SPACE AND UNDIVIDED PROPORTIONATE SHARE OF LAND MEASURING 300 SQ FT). 4th FLOOR, 4th PHASE, SYNDICATE COLONY, MOUZA ULIYAN, P.O.& P.S.-KADMA, THANA NO.1158, WARD NO.02, TOWN- JAMSHEDPUR, DISTRICT- EAST SINGHBHUM, JHARKHAND-831005

AS PER SALE DEED NO. 2745, DATED- 12.06.2013 IN FAVOUR OF MRS. P. SAVITRI W/O P.V. RAM KRISHNA RAO AND MR. P.V. RAM KRISHNA RAO S/O LATE P.L. RAO

BOUNDED BY:
NORTH: - NIJ (BALCONY OF FLAT NO.1442)
SOUTH: - BOUNDARY WALL OF SYNDICATE COLONY AND BALCONY OF FLAT NO.1442
EAST: STAIRCASE AND COMMON WALL OF FLAT NO.1341
WEST: - COMMON WALL OF FLAT NO.1341

Reserve price: Rs.29,27,000/- **Earnest Money Deposit: Rs.2,92,700/-**

Date and time of 2nd e-auction	Date: **30.04.2025** Between 11.00 A.M. To 01.00 P.M. with auto extension of TEN minutes, each till sale is completed.
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal **URL: https://baanknet.com/eauction-psb/bidder-registration** 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 have to transfer the EMD amount using online mode in their Global EMD Wallet account by **30.04.2025 before 12.00 p.m**. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
Bid Multiplier	Rs.50,000/-
Inspection of properties	Date: 16.04.2025 onwards with prior appointment with Bank
Submission of online	Dt.16.04.2025 on wards

application for bid with EMD	
Last date for submission of online application for BID with EMD	Dt.30.04.2025 BEFORE 12.00 PM

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **URL: https://baanknet.com/eauction-psb/bidder-registration** under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal **URL: https://baanknet.com/eauction-psb/bidder-registration** 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 have to transfer the EMD amount using online mode in their Global EMD Wallet account by **30.04.2025 before 12.00 P.M** 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 URL: https://baanknet.com/eauction-psb/bidder-registration 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 M/s. PSB Alliance portal (**https://psballiance.com**).

5. The submission of online application for bid with EMD shall start from **16.04.2025, 10:00 A.M onwards**

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

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 60 Minutes with auto extension time of 5 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/-**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 before 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 in favor of **"SARFAESI SALE PARKING ACCOUNT" to the credit of A/C No: 04240113035001, Indian Overseas Bank, Jamshedpur Branch, Tee Kay Corporate Tower,1st Floor SB Shop, Beside Shri Krishna Public School , Main Road , Bistupur, Jamshedpur (Jharkhand)-831001 Branch Code: 0424, IFSC Code: IOBA0000424.**

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. Sale of Immovable Properties (Other than agricultural land) involving sale consideration of Rs.50.00 lakhs and above attracts 1% income tax. **Bank shall recover TDS at 1% on the actual Successful Bid Amount**, from the successful bidder.

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.

Authorised Officer

19. Applicable GST charges shall be recovered from the transferee on Plant and Machinery/Equipment.

20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Jamshedpur Branch, Tee Kay Corporate Tower, 1st Floor SB Shop Area, Beside Shri Krishna Public School, Main Road, Bistupur, Jamshedpur (Jharkhand)-831001 during office hours till **29.04.2025** between 10.00 a.m. to 4.00 p.m.

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 assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (**https://baanknet.com/eauction-psb/bidder-registration**), details of which are available on the e-Auction portal.

22. Once the e-auction is closed, the above shall inform successful bidder 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. Platform (**https://baanknet.com/eauction-psb/bidder-registration)** for e-auction will be provided by service provider M/s. PSB Alliance having Registered office Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037, email: psba@psballiance.com. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website : **https://psballiance.com**

Place: Jamshedpur
Date: 09/04/2025

Authorized Officer