INDIAN OVERSEAS BANK
Asset Recovery Management Branch
Rachna Building, 1st Floor
2, Rajendra Place, Pusa Road, New Delhi-110008
Phone 011-25758124, Email: iob1997@iob.in

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 M/s Josh Impex Pvt Ltd has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on 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 05.01.2016 calling upon the borrowers M/s Josh Impex Pvt Ltd and the guarantors Mrs. Pallavi Gupta, Mr. Deepak Gupta, Mr. Alok Gupta, Mr. Vishal Devgun, M/s N.T.G. Builders Pvt Ltd, M/s Josh Aero jet Services Pvt Ltd and M/s Josh Infratech Pvt Ltd to pay the amount due to the Bank, being Rs.10,10,13,194/- (Rupees Ten Crore Ten Lakh Thirteen Thousand One Hundred Ninety Four Only) as on 30.11.2015 together with further interest, costs and expenses, within 60 days from the date of the said notice.
Whereas the borrowers & 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 02.08.2016 under Section 13 (4) of the Act with the right to sell the same in "As is where is", "As is what is" and "Whatever there is" basis under Section13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Banks dues.

The dues of the borrower as on 31/08/2025 are Rs.29,03,13,208/- (Rupees Twenty Nine Crore Three Lakhs Thirteen Thousand Two Hundred and Eight Only) after reckoning repayments, amounting to Rs. **NIL** subsequent to the Bank issuing 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.

Indian Overseas Bank
1997
A.R.M. Branch
Rachna Building, Rajendra Place, New Delhi - 110008

SCHEDULE OF PROPERTY

Freehold Commercial Shop/ Unit Bearing No. UG –7A to UG –11A, at Upper Ground Floor measuring 1217.33 Sq Ft comprised in Commercial Complex known as "APRA PLAZA" on Plot No. 29, Road no. 44, Community Centre Pitampura, near Rani Bagh, Delhi-110034, which is owned by M/s Josh Aerojet Services Pvt. Ltd. . Boundaries of the property: North: Common Corridor/ Entrance, South: Open/ Road Below, West: Open Below, East: Open & staircase. **(The property is under physical possession of bank)**

Date and time of e-auction	**20/02/2026** (From 11.00 AM to 1.00 PM with auto extension of 10 minutes till sale is completed.)
Reserve Price	Rs.1,25,00,000/- (Inclusive of 1% Tax under Sec. 194(IA) of IT Act)
Earnest Money Deposit	Rs. 12,50,000/-
EMD Remittance	EMD amount to be deposited as per guidelines available on **https://baanknet.com/eauction-psb/bidder-registration**
Bid Multiplier	Rs.50,000/-
Inspection of property	From 10/02/2026 to 19/02/2026 With prior appointment from bank Officials.
Submission of online application for bid with EMD	**05/02/2026** onwards
Last date for submission of online application for BID with EMD	**19/02/2026** (upto 5.00 PM)
Known Encumbrance if any	No known encumbrance
Statutory /Other/Local dues- *Outstanding dues Rs. of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not Known to us. To be ascertained and borne by the bidder

Bank's dues have priority over the statutory dues.

This notice is also to be treated as 15 days notice under rule-8(6) of the Securities Interest (Enforcement) rules-2002 for the borrower/guarantors/mortgagors.

For detailed terms and conditions of the sale, please refer to the service providers link **https://baanknet.com/eauction-psb/bidder-registration** or https://baanknet.com or bank's website **https://www.iob.in**

Jitendra Singh

Authorised Officer
Indian Overseas Bank

इण्डियन ओवरसीज़ बैंक Indian Overseas Bank 1997 ए आर एम शाखा A.R.M. Branch

Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider https://baanknet.com/eauction-psb/bidder-registrationunder the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing photos of properties, general terms and conditions of online auction sale are available in https://baanknet.com/eauction-psb/bidder-registration
3. Intending bidders shall hold a mobile number and email address and should register their name/account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings.
4. Bids shall be submitted "online" through the portal https://ebkray.inalong with the EMD & copy of KYC documents including photo, PAN Card & address proof etc to the service provider as per their guidelines.
5. The EMD is to be deposited with https://baanknet.com/eauction-psb/bidder-registrationand other remaining sale amount shall be remitted through NEFT/ RTGS to the Bank Account Number **19970113035001 in the name of SARFAESI Sale Parking Account having IFSC IOBA0001997.** The amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
7. 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.
8. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.

इण्डियन ओवरसीज़ बैंक Indian Overseas BANK 1997 अ.व.प्र. शाखा A.R.M. Branch

10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. 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.
12. The property is being sold on "as is where is", "as is what is" & "whatever there is". 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.
13. 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.
14. Sale is subject to confirmation by the secured creditor.
15. EMD of unsuccessful bidders will be returned by https://baanknet.com/eauction-psb/bidder-registration after taking up with service provider.
16. 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.**
17. * 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 Number 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 also and the Bank shall not take any responsibility for the same.

***In case of any sale / transfer of immovable property of Rupees Fifty Lakh and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.**

For further details regarding inspection of property / e-auction, the intending bidders may contact the Shri Jitendra Singh (Chief Manager) Mob: 8457000603, Mr.Ravish Kumar (Asst. Manager) Mob no – 9304269877, Phone no: 011 011-25758124 or the Bank's approved service provider portal https://baanknet.com/eauction-psb/bidder-registration or https://baanknet.com or bank's website **https://www.iob.in**

Jitendra Singh
Authorized Officer

Place: New Delhi
Date: 02/02/2026

Indian Overseas Bank

इण्डियन ओवरसीज़ बैंक Indian Overseas BANK 1997 ARM Branch Ratna Building, Rajendra Place, New Delhi - 110008