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 G.C. Book Co. & M/s Surya Book Sellers and Suppliers** have borrowed monies from the 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 under Section 13(2) of the SARFAESI Act, 2002 (Act) on **30.11.2016** in both accounts calling upon the borrowers **M/S G.C. Book Co (Prop. Sri Satish Chand Mishra) & M/s Surya Book Sellers & Suppliers (Prop. Shri Sunil Kumar)** and the guarantors Shri Vijay Kumar Mishra S/o Shri Paras Nath Mishra to pay the amount due to the Bank, being **Rs 43,38,591/-** (Rupees **Fourty Three Lakh Thirty Eight Thousand Five Hundred Ninety One** Only) as on **30.11.2016 in** G.C. Book Co and **Rs 27,40,613** (Rupees Twenty Seven Lakhs Forty Thousand Six hundred & Thirteen only) as on **30.11.2016** in M/s Surya Book 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.

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 **20.02.2017** 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 to the bank as mentioned in possession notice were intimated as **Rs 39,55,457/-** (Rupees **Thirty Nine Lakhs Fifty Five Thousand Four Hundred Fifty Seven** Only) as on **20.02.2017 in** G.C. Book Co and **Rs 27,45,277/-** (Rupees Twenty Seven Lakhs Forty Five Thousand Two hundred & Seventy Seven only) as on **20.02.2017** in M/s Surya Book 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 **31/10/2025** work **Rs 92,01,430/-** (Rupees. **Ninety Two Lakhs One Thousand Four Hundred Thirty** only)in Account **M/s G.C. Book Co & Rs 62,34,393/-** (Rupees **Sixty Two lakh Thirty Four Thousand Three Hundred Ninety Three** only) in Account **M/s Surya Book Seller & Suppliers** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

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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 PROPERTY

Freehold Property consisting of entire Ground Floor & First Floor (without roof right) measuring Built up area 591.30 sq feet on each floor located at Plot No A-172(old No 73), Gali No 4, Nehru Vihar (Near Sherpur Chowk), Village Mustafabad, Distt Shahdra, Delhi-110094 owned by Sri Vijay Kumar Mishra. Boundry (as per valuation report 12.10.2023) 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– 5 ft and 20 ft wide Gali No 4, Opposite Govt. School & Azad Khan House (The property is under physical possession of the Bank)	
Reserve price	Rs.**28.00** Lakhs (Exclusive of applicable TDS)
Date & Time of auction	**20/02/2026** from **11.00 AM to 01.00** PM with auto extension of ten minutes till sale is completed
EMD	Rs **2.80**
EMD Remittance	EMD amount to be deposited as per guidelines available on **https://baanknet.com/eauction-psb/bidder-registration**
Bid multiplier/ increment	Rs.**20000/-** (Rupees **Twenty Thousand** only)
Auto extension time	10 Minutes
Known Encumbrance if any	None
Inspection of property	From 10/02/2026 to 19/02/2026 with prior appointment from an authorized officer
Submission of online application for bid with EMD	**Starts from 05/02/2026**
Last date for submission of online application for BID with EMD	**19/02/2026** (till 05:00 pm)
*Outstanding dues of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	To be ascertained & Borne by the bidders.

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.***

Jitendra Singh
Authorized Officer
Indian Overseas Bank

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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.

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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**

Place: New Delhi
Date: 02/02/2026

Jitendra Singh
Authorized Officer

Indian Overseas Bank

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