Indian Overseas Bank
Kursi Road (1792)
Sector G Jankipuram
Kursi Road,Lucknow-226021,Uttar Pradesh
Phone No:8925951792, Email id: iob1792@iob.in

POSSESSION NOTICE (for immovable property) [(Rule 8(1)]

Whereas

The undersigned being the Authorized Officer of the Indian Overseas Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **20.02.2026** calling upon the borrowers / mortgagors / guarantors (1) **M/s Ceramic World Granite and Marble (Proprietor: Mr Neeraj Agarwal)** Plot No-408,409, Village-mutakkipur,IIM Road Lucknow-226020,Uttar Pradesh **(Borrower)** (2) **Mr Neeraj Agarwal S/o Mr.Surendra Kumar Agarwal** Prop- M/s Ceramic World Granite and Marble A -06,sixth Floor PR, Paradise Palm, IIM Road near Maharishi University Bhitauli Khurd ,Lucknow- 226020,Uttar Pradesh **(Borrower/Mortgagor) (3) Mr Dheeraj Agarwal** House no 47, Sector I, Jankipuram , Lucknow 226021,Uttar Pradesh **(Guarantor/Mortgagor) (4) Mr Ishtiyaq Ahmad s/o Serajul Haque** 2/166 Vishwas Khand, Gomti Nagar Lucknow- 226010,Uttar Pradesh **(Guarantor/Mortgagor)** to repay the amount vide demand notices being **Rs. 2,94,73,100.81 (**Rupees Two Crore Ninety Four Lakh Seventy Three Thousand One Hundred and Paise Eighty One Only**)** as on **19.02.2026** with further interest at contractual rates and rests, charges etc till date of realization within 60 days from the date of receipt of the said notice.

1) The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **16th day of June 2026.**

2) The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indian Overseas Bank for an amount **Rs. 2,94,73,100.81** (Rupees Two Crore Ninety Four Lakh Seventy Three Thousand One Hundred and Paise Eighty One Only) as on **19.02.2026** with interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice. The dues payable as on the date of taking possession is **Rs. 3,06,76,617.39 (Rupees three crores six lakhs seventy six thousand six hundred and seventeen rupees and thirty nine paise only)** payable with further interest at contractual rates & rests, charges etc., till date of payment.

3) The borrower's attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.

Description of the Immovable Property

Property situated at Commercial Hall on Lower Ground Floor and First floor of the building known as I.N.D Tower, built over Plot on part of Khasra No-326, Situated at Village- Mutakkipur, Lucknow, Uttar Pradesh. The building constructed on land area 50.650 square meters + 220.329 Sq meters = 270.979 Sq meters, upon constructions of the building on the said plot Lower Ground floor and First Floor mortgaged with the Bank, built-up area for Lower Ground Floor is 206.76 Sq meter and First Floor is 206.76 Sq meter.

Owner of the property: Mr Dheeraj Agarwal and Mr Neeraj Agarwal as per the registered builders agreement dated 20/04/2019 and 24/04/2019 and the Plot owner Mr Ishtiyaq Ahmad s/o Serajul Haque (All are Borrower/ Mortgagor/ Guarantor of the said credit facilities).

Boundaries:

East:: IIM Road
West:: Rest part of Land belonging to Ishtiyaq Ahmad
North:: Orchard of Akhlaq Beg and Azeem Beg
South:: Property of Moin Beg

Date: 16/06/2026
Place: Lucknow

Authorized Officer
Indian Overseas Bank