



# Indian Overseas Bank

## Regional Office, Guwahati

2<sup>nd</sup> Floor, Jupitara Palace, ABC Police Point, Guwahati-5  
Telephone- 0361-2465308, email- guwahatiard@iobnet.co.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 **Mr Dipak Changa and Smt Ajano Changa**, 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 dated 17.06.2019 under Section 13(2) of the SARFAESI Act, 2002 (Act) on calling upon the borrowers **Mr. Dipak Changa, S/o: Phanuwal Changa** 1 No. Mirihula, PO: Moranhat, Dist: Dibrugarh, Pin:785670 and **Smt Ajano Changa, W/o Mr Dipak Changa** 1 No. Mirihula, PO: Moranhat, Dist: Dibrugarh, Pin:785670 and guarantor **Mr Safi Ahmed, S/o Late Allauddin Ahmed** Vill- 1 no. Mirihula, PO- Moranhat, Dist- Dibrugarh, Pin- 785670, to pay the amount due to the Bank, being Rs.15,45,465.19 ( Rupees Fifteen lakhs Forty Five thousand Four Hundred Sixty Five and Nineteen paise only) as on 31.05.2019 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt 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 12.09.2019 under Section 13 (4) of the Act with the right to sell the same in and "As is what is" basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues.

The dues of the borrower as on 31.10.2019 works out to **Rs. 16,07,083/- (Rupees Sixteen lakhs Seven Thousand Eighty Three only)**

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

All that part and parcel of plot of land measuring **1Bigha-4Katha-15 Lecha**, covered by Dag no. 6 and PP no. 9 situated at 1No. Mirihula Gaon, PS:Moran, Mouza: Moran, PO:Moranhat, Dist Dibrugarh, Pin-785670, standing in the name of Mr Dipak Changa. Boundaries: North: Land of Akon Suring, South: Dag No.8 & 9 & Road, East: Dag No.7, West: Dag No.5

Date and time of e-auction	21 <sup>st</sup> November, 2019 between 1p m to 2 p.m with auto extension of 5 minutes each till sale is completed.
Reserve Price	Rs.43,70,000/-
Earnest Money Deposit	Rs. 4,37,000/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer to the credit of A/C no. 20370113301010, Name - SCRS RE Miscellaneous, Bank- Indian Overseas Bank, Regional Office, Guwahati, Pin-781005, Assam. Branch Code:2037, IFSC IOBA0002037
Bid Multiplier	Rs. 10,000/-
Inspection of property	Time 11am - 4 pm, Date- 06.11.2019 to 08.11.2019 with prior appointment with Branch Manager
Submission of online application for bid with EMD	05.11.2019 onwards
Last date for submission of application for BID with EMD	19.11.2019
Known Encumbrance if any	Not Known
*Outstanding dues of Local Self Government (Road Tax, etc)	Not Known.
Type of possession	Constructive

\*Bank's dues have priority over the Statutory dues.

#### Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider M/s 4closure under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://iob.foreclosureindia.com> and [www.bankauctions.in](http://www.bankauctions.in)
3. Intending bidders shall hold a valid email address. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to this, please contact the service provider at the below mentioned address/phone no/e-mail.
4. Bids in the prescribed formats shall be submitted with the EMD & copy of KYC documents including photo, PAN Card & address proof to the Authorised Officer before 4 pm on the last date for submission of application for BID with EMD as above. Bidders will be provided with user id and password by the aforesaid service provider in email ID provided by bidder, which should be used in the e-auction proceedings. Arrangement of Computer and internet connection for bidding to be done by each bidder themselves.
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and 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 60 Minutes with auto extension time of 5 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 Authorised 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. Registration of the property in the name of the purchaser or any other further procedure etc will lie with the purchaser and Bank will not be held responsible for the same. Role of Bank will be complete once Sale Certificate is issued.
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 what 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.
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 through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
16. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The **Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**
17. In case of any sale / transfer of immovable property of Rupees Fifty lakhs 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 Authorised Officer, Indian Overseas Bank, Regional Office, Guwahati, at address and contact details as given above, or the Bank's approved service provider M/s 4closure (Aditya-8142000030/8142000809,aditya@bankauctions.in and Helpline:040-23836405,8142000066/67, [info@bankauctions.in](mailto:info@bankauctions.in) )

PLACE: Guwahati  
DATE : 02.11.2019

  
Authorised Officer  
प्राधिकृत अधिकारी  
इण्डियन ओवरसीज बैंक  
Authorised Officer  
Indian Overseas Bank