



इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
एक्जीबिशन रोड शाखा EXHIBITION ROAD BRANCH
सबू कॉम्प्लेक्स SABOO COMPLEX
एक्जीबिशन रोड EXHIBITION ROAD
पटना PATNA - 800001

दूरभाष TEL : (0612) 2320974
(0612) 2320938

ई-मेल Email : lob1484@lob.in

E-AUCTION SALE NOTICE

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

Whereas **M/s Maa Durga Enterprises , Proprietor : Bipin Kumar Chaudhary** 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 **04.02.2019** calling upon the borrowers and guarantors as mentioned below to pay the amount due to the Bank, being **Rs. 2,75,26,626.39 (Rupees Two crore seventy five lakh twenty six thousand six hundred twenty six and paise thirty nine only)** as on **04.02.2019** 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.

Borrower	Guarantor
M/s Maa Durga Enterprises Aditya Arcade, Exhibition Road Patna-800001. Bihar Proprietor : Bipin Kumar Chaudhary Residence : Flat no 502 & 503 (5th floor), Nutan Mahalakshmi Complex, situated at Rajendra Path, P.S.- Gandhi Maidan, Dist.- Patna. (borrower/mortgagor)	Bipin Kumar Choudhary Residence : Flat no 502 & 503 (5th floor), Nutan Mahalakshmi Complex, situated at Rajendra Path, P.S.- Gandhi Maidan, Dist.- Patna. 800001 (borrower/mortgagor)
	Sangeeta Devi Residence : Flat no 502 & 503 (5th floor), Nutan Mahalakshmi Complex, situated at Rajendra Path, P.S.- Gandhi Maidan, Dist.- Patna. 800001 (borrower/mortgagor)
	Maa Durga Industries Factory : C-74, Industrial Area, Hajipur, Dist : Valshall, Pin-844101
	Maa Durga Agencies Shop: Shop no.3, Aditya Arcade, Exhibition Road, Patna-800001

For INDIAN OVERSEAS BANK

Authorised Officer

Whereas the borrower and 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 **04.09.2019** 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 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.3,02,27,624.29 (Rupees Three crore two lakh twenty seven thousand six hundred twenty four and paise twenty nine only)** as on **04.09.2019** 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 dues mentioned in the Demand Notice.

The dues of the borrower as on **22.02.2024** works out to **Rs. 4,90,22,411.99 (Rupees Four Crore Ninety Lakh Twenty Two Thousand Four Hundred Eleven and Paise Ninety Nine Only)** after reckoning repayments if any, 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.

Date and time of e-auction	On 20.03.2024 between 11.00 AM to 4.00 P.M. with auto extension of 10 minutes each till sale is completed		
Schedule of Property with Reserve Price and Earnest Money Deposit			
Sl. No.	Property details	Reserve Price	EMD
Securities available for M/s Maa Durga Industries (Immovable Securities)			
1.	Flat no. 503 admeasuring 1051 sqft (as per title deed stamp no 03 CC 392226) In thana no.137, ward no.2(old) 18(new) ,circle no- 9 sheet no-32 M.S. Plot no-717,718,719, holding no-524 In the name of Smt. Sangita Devi , W/o Sri Bipin Kr chaudhary at Mahalakshmi Complex, Rajendra Path, Patna as per sale deed no-6074 dated 13.06.2006.	76,00,000/-	7,60,000/-
2.	Land and Building In the name of Sri Bipin Kumar Chaudhary and Sangita Devi at Plot no C-74, Industrial area, Hajipur, Bihar already mortgaged in group concern M/s Maa Durga Industries as Prime security (Including Plant and Machinery).	1,46,00,000/-	14,60,000/-
Securities available for M/s Maa Durga Agencies (Immovable Securities)			
3.	Shop No.1 in Nutan Mahalakshmi Complex admeasuring 320 sq.ft. at Thana No. 137, Ward No. 2/10/18(old), 28(New), Circle No. 9, Sheet No. 32, Survey Plot No. 717,718,719 in the name of Mr. Vimal Kumar, S/o Sri Bipin Kumar Chaudhary as per Sale Deed No.30196 dated 21.12.2010	Reserve price 1,06,00,000/-	EMD 10,60,000/-

For INDIAN OVERSEAS BANK

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Securities available for M/s Maa Durga Enterprises (Immovable Securities)			
4.	Shop no 3 and 4 measuring 380 Sqft in ward no.2(O) & 10, present ward no. 18, sheet no-32, circle no-9 M.S. Plot no-715 Holding no-519/15A(Old), 979/519A(P) (New) in the name of Bipin Kumar Chaudhary as per sale deed no-10786 dated 13.06.2006 and 11482 dated 13.06.2006 at-Aditya Arcade, Exhibition Road, Patna.	Reserve price 1,12,00,000/-	EMD 11,20,000/-
5.	Flat no 502 (5 th floor) with an area 1145 sqft at Sheet No. 32, Plot No. 717,718,719, Circle No. 9, Old Ward No. 10, then ward no. 18, old holding no. 524 in the name of Smt. Sangita Devi, w/o Sri Bipin Kumar Chaudhary in Nutan Mahalakshmi Complex, situated at Rajendra Path, P.S.- Gandhi Maidan, Dist.- Patna.	Reserve price 83,00,000/-	EMD 8,30,000/-
EMD Remittance		Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB Exhibition Road Branch Branch" to the credit of A/C no14840113035001 Name- SARFAESI Sale Parking Account Indian Overseas Bank, Exhibition Road Branch , Saboo Complex, Near Hotel Republic, Exhibition Road, Patna- 800001 Branch Code – 1484 IFSC Code - IOBA0001484	
Bid Multiplier		Rs. 25,000/-	
Inspection of property		05.03.2024 to 19.03.2024 with prior appointment of the Branch Manager, Exhibition Road Branch	
Submission of online application for bid with EMD		05.03.2024 onwards	
Last date for submission of online application for BID with EMD		19.03.2024 till 04:00 PM	
Known Encumbrance if any		Nil	
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)		"As is where is" & "As is what is"	

*Bank's dues have priority over the statutory dues

For Terms and conditions Please visit
<https://www.publishtenders.gov.in>

<https://www.iob.in/e-Auctions.aspx>
कृते इण्डियन ओवरसीस बैंक
For INDIAN OVERSEAS BANK

Place: Patna
Date: 28.02.2024

Authorised Officer

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://www.msicecommerce.com/auctionhome/ibapi> under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.msicecommerce.com/auctionhome/ibapi> 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 has to transfer the EMD amount using online mode in his Global EMD Wallet account by **19.03.2024** 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 <https://www.msicecommerce.com/auctionhome/ibapi> 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 e-बकय- IBAPI portal (<https://www.ibapi.in>).
5. The submission of online application for bid with EMD shall start from **05.03.2024**.
6. Bidder's Global Wallet should have sufficient balance (\geq 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 **300 Minutes** with auto extension time of ten 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 25,000/-** to the last higher bid of the bidders

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अधिकृत अधिकारी
Authorized Officer

ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten 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 Authorised 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 favour of "Indian Overseas Bank, Exhibition Road Branch" to the credit of A/c No. 14840113035001 A/c Name- SARFAESI Sale Parking Account, Branch Code: 1484, IFSC Code: IOBA0001484.

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. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. 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.

14. 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.

15. 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.

16. Sale is subject to confirmation by the secured creditor Bank.

17. 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.

18. In compliance with Sec 194 IA of IT Act 1961, Income Tax @ 1% on the Reserve Price shall be deducted & paid under the PAN of the purchaser in

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Authorised Officer

case of any sale/transfer of immovable property of Rs. 50.00 lakhs & above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.

19. For further details regarding inspection of property/ e-auction, the intending bidders may contact the Branch Manager, **Indian Overseas Bank, Exhibition Road Branch, during office hours, Phone no : (0612) 2320974.**
20. 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://www.mstcecommerce.com/auctionhome/ibapi>), details of which are available on the e-Auction portal.
21. Once the e-Auction is closed, successful bidder shall be informed by the above 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.
22. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>.

कृषि इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK

Place: **Patna**

Authorized Officer

Date: **28.02.2024**