INDIAN OVERSEAS BANK
NAV CHITRA MANDIR
THANA ROAD ,
KAHALGAON-813203, BHAGALPUR

TEL :(06452) 248411

Email: lob2380@lob.in

Ref: No: 2380/NPA/ /2019-20

Date:07.09.2019

Sale Notice for sale of Immovable Properties
(Under Proviso to Rule 8 (6) of Security Interest (Enforcement) Rules)

E-Auction Sale Notice for sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

To,

Sl No	Borrower	Sl No	Guarantor & Mortgagor
1	M/S Kanak Sringar Store, Proprietor :Mr Pankaj Kumar Singh, Moh: Shital Nagar (Near Shitlasthan), P.S: Kahalgaon, Dist: Bhagalpur, Bihar-813203	2	Smt Rinki Devi w/o Mr Pankaj Kumar Singh, Moh: Shital Nagar(Near Shitlasthan), P.S: Kahalgaon, Dist: Bhagalpur, Bihar-813203

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on **"As is where is", As is what is" and "Whatever there is"** on 21/10/2019 for recovery of **Rs 4,97,222.30** (Rupees Four Lakh Ninety Seven Thousand Two Hundred Twenty Two And Thirty Paisa Only) **as on 06.09.2019** with further interest at contractual rates and rests & costs/expenses due to the Secured Creditor from M/S Kanak Sringar Store, Prop:Mr Pankaj Kumar Singh, Moh: Shital Nagar(Near Shitlasthan), P.S: Kahalgaon, Dist: Bhagalpur, Bihar-813203

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The reserve price of the Property will be :-

S No	Property details	Reserve Price	Earnest Money
1.	land & Building property situated at Mohalla- Shital Nagar(Near Shitla Sthan), Mouza- Shital Nagar Khuthari, PS- Kahalgaon, Anchal- Kahalgaon, Bihar-813203 admeasuring Area 720 Sq. ft. Build up Area 640 Sq. ft says 1.66 decimal at Thana No- 267, Tauzi No- 3268, Khata No- 219, Khesra No- 474as per sale deed,standing in the name of Smt Rinki Devi, W/o-Pankaj Kr Singh.	Rs. 9,59,000/- (Nine Lacs Fifty Nine Thousand Only)	Rs.95,900 /- (Ninety five thousand Nine hundred only)

DESCRIPTION OF THE IMMOVABLE PROPERTY:

Land & Building property situated at Mohalla- Shital Nagar(Near Shitla Sthan), Mouza- Shital Nagar Khuthari, PS- Kahalgaon, Anchal- Kahalgaon, Bihar-813203 admeasuring Area 720 Sq. ft. Build up Area 640 Sq. ft says 1.66 decimal at Thana No- 267, Tauzi No- 3268, Khata No- 219, Khesra No- 474 as per sale deed,standing in the name of Smt Rinki Devi, W/o-Pankaj Kr Singh.

Boundaries:-

On the North : Sanjay Choudhary
On the South by : Ramdev Sharma.
On the East by : Manoj Yadav
On the West by : 12' Wide Brick Soling Road

For detailed terms and conditions of the sale, please refer to the link provided in secured creditor's website i.e. www.iob.in https://www.publishtenders/gov.in www.bankauctions.in

Date: 07/09/2019
Place: Kahalgaon

Authorised officer

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date

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Touching Hearts Spreading Smiles

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Email: iob2380@iob.in

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Date: 07.09.2019

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 Kanak Sringar Store, Prop:Mr Pankaj Kumar Singh, Moh: Shital Nagar(Near Shitlasthan), P.S: Kahalgaon, Dist: Bhagalpur, Bihar-813203 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 04.10.2017 calling upon the borrowers M/S Kanak Sringar Store, Prop:Mr Pankaj Kumar Singh, Moh: Shital Nagar(Near Shitlasthan), P.S: Kahalgaon, Dist: Bhagalpur, Bihar-813203 and Smt Rinki Devi w/o Mr Pankaj Kumar Singh, Moh: Shital Nagar(Near Shitlasthan), P.S: Kahalgaon, Dist: Bhagalpur, Bihar-813203 to pay the amount due to the Bank, being Rs 4,40,233/- as on 30.09.2017 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 borrower & guarantor 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 07.08.2019 under Section 13 (4) of the Act with the right to sell the same in **"As is where is" and "As is what is" 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 Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs.4,68,554.30 (Rupees Four lakh sixty eight thousand five hundred and fifty four rupees and thirty paisa Only)** 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 06.09.2019 works out to **Rs 4,97,222.30** (Rupees Four Lakh Ninety Seven Thousand Two Hundred Twenty Two And Thirty Paisa Only) after reckoning repayments, if any, amounting to **Rs NIL/-** subsequent to the Bank issuing demand notice.

INDIAN OVERSEASE BANK ★ KAHALGAON ★

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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)

Land & Building property situated at Mohalla- Shital Nagar(Near Shitla Sthan), Mouza- Shital Nagar Khuthari, PS- Kahalgaon, Anchal- Kahalgaon, Bihar-813203 admeasuring Area 720 Sq. ft. Build up Area 640 Sq. ft says 1.66 decimal at Thana No- 267, Tauzi No- 3268, Khata No- 219, Khesra No- 474as per sale deed,standing in the name of Smt Rinki Devi, W/o-Pankaj Kr Singh.

Boundaries:-
On the North : Sanjay Choudhary
On the South by : Ramdev Sharma.
On the East by : Manoj Yadav
On the West by : 12' Wide Brick Soling Road

Date and time of e-auction	21/10/2019 between 11:30 AM to 12:30 AM with auto extension of 5 minutes each till sale is completed
Reserve Price	Rs. 9,59,000/-
Earnest Money Deposit	Rs. 95,900/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB Branch" to the credit of A/C no. 238002000000277 (A/c Named as IOB EMD E AUCTION) Indian Overseas Bank, **Address of Branch:** Nav Chitra Mandir , Thana Road , Kahalgaon , Bhagalpur Branch Code:—2380 IFSC Code—IOBA0002380 **BranchTel No: 06452- 248411**
Bid Multiplier	Rs. 25,000.00
Inspection of property	With prior appointment of the Branch Manager, Kahalgaon Branch
Submission of online application for bid with EMD	13/09/2019 onward
Last date for submission of online application for BID with EMD	18/10/2019
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" and "whatever there is"

*Bank's dues have priority over the statutory dues

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nd Conditions

The property will be sold by e-auction through the Bank"s approved service provider **M/s 4 Closure** (name of e-auction service provider) 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 www.bankauctions.in(web address of e-auction service provider)

3. Intending bidders shall hold a valid digital signature certificate 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. For details with regard to digital signature, please contact the service provider M/s 4 Closure, Mr Jaya Prakash, Contact No 9515160062, 8142000066, phone no. 040-23836405 email: prakash@bankauctions.in or info@bankauctions.in.

4. Bids in the prescribed formats shall be submitted "online" through the portal - www.bankauctions.in(web address of e-auction service provider) alongwith the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer on or before 5:00 PM on 19.10.2019

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 21.10.2019 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.

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.

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The property is being sold on "as is where is" and "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 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 and the Bank shall not take any responsibility for the same.

*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.

18. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Kahalgaon Branch, Address: Indian Overseas Bank, NAV CHITRA MANDIR , THANA ROAD ,KAHALGAON during office hours, Phone no **Tel: 06452 -248411,Mobile No.8298288688** or the Bank"s approved service provider Mr. Jaya Prakash, M/s 4 Closure, Mobile: 9515160062, 8142000066, Phone No. 040-23836405, mail: prakash@bankauctions.in or info@bankauctions.in.

कृते इंडियन ओवरसीज बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer
Authorised Officer

PLACE: Kahalgaon
DATE: 07/09/2019

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