



इंडियन ओवरसीज बैंक

Indian Overseas Bank

पट्टी शाखा/Patti Branch

H N 1, Ward No 2, Civil Lines

Patti, Pratapgarh- 230135

Ref: PATTI/ / 2019-20

फोन/Phone: 05343-250101

Email: iob2511@iob.in

Date: 19.09.2019

### 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 **Sh. Mohd Sagir S/o Late Mohd Shabbir**, Vill- Bhadauna, Post Utras Tehsil Patti Dist Pratapgarh - 230405 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 **17.09.2016** calling upon the borrowers **Sh. Mohd Sagir S/o Late Mohd Shabbir**, Vill- Bhadauna, Post Utras Tehsil Patti Dist Pratapgarh – 230405 and the **guarantor Mrs. Habibul Nisha W/o Late Mohd Shabbir**, Vill – Bhadaun, Post – Utras, Tehsil – Patti, Dist. Pratapgarh – 230405 to pay the amount due to the Bank, being **Rs.4,70,416.90/- (Rupees Four Lakh Seventy Thousand Four Hundred Sixteen and Ninety Paisa Only)** as on **31.08.2019** payable **together with further interest at contractual rates and rests along with Legal costs, charges etc. w.e.f. 17.09.2016** 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 he said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **19.01.2017** 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.3,67,644.90/- (Rupees Three Lakh Sixty Seven Thousand Six Hundred Forty Four and Ninety Paisa Only)** as on **19.01.2017** payable **together with further interest at contractual rates and rests along with Legal costs, charges etc. w.e.f. 17.09.2016** payable together with further interest at contractual rated 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 31.08.2019 works out to **Rs.4,70,416.90/- (Rupees Four Lakh Seventy Thousand Four Hundred Sixteen and Ninety Paisa Only)** after reckoning repayments, if any, amounting to **Rs. Rs.3,67,644.90/- (Rupees Three Lakh Sixty Seven Thousand Six Hundred Forty Four and Ninety Paisa Only)** 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.



## SCHEDULE OF PROPERTY (IES)

Registered Mortgage of Land/House over the land measuring 350.00 Sq. Mtr. in Vill – Bhadauna, Post – Utras, Patti, Pratapgarh- 230405 plot no. 234,235, in the names of **Sh. Mohd Sagir S/o Late Mohd Shabbir** and **Mrs. Habibul Nisha W/o Late Mohd Shabbir** As per Land Converted U/S 143 ZALR Act on 20.07.2013 ordered passed by SDO Patti, Pratapgarh vide case no 69 on dated 20.07.2013

Bounded:

**North:** Kharanja Rasta 10'0" Wide

**South:** Abadi Lallan Adi

**East:** P/o of Md Sageer then P/o Lallan Adi

**West:** Abadi Mohd Sageer

Date and Time of E-Auction	21.10.2019 between 11:00 A.M to 2:00 P.M. with auto extension of 30 minutes duration each till sale is completed
Reserve Price	Rs. 10.00 Lakh
Earnest Money Deposit	Rs. 1.00 Lakh
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of Authorized Officer Indian Overseas Bank, Patti Branch to the credit of A/c. No: 251102000005000 with Indian Overseas Bank, Patti Branch, Branch Code-2511, IFSC Code: IOBA0002511
Bid Multiplier	Rs. 0.50 Lakh
Inspection of property	21.09.2019 to 18.10.2019 Timing: 10:00 A.M. to 4:00 P.M.
Submission of online application for bid with EMD	21.09.2019 onwards
Last date for submission of online application for BID with EMD	18.10.2019
Known Encumbrance if any	If any, will have to be borne by the bidder/purchaser
*Outstanding dues Rs.....of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	If nay, will have to be borne by the bidder/purchaser

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

### Terms and Conditions

1. The Property (ies) will be sold by e-auction through the Bank's approved service provider M/s. C1 India Pvt. Ltd. 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 will be available in [www.bankeauctions.com](http://www.bankeauctions.com) website (service provider's website)
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 at the below mentioned address/phone no/email.
4. Bids in the prescribed formats shall be submitted "online" through the portal [www.bankeauctions.com](http://www.bankeauctions.com) along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorized Officer before 5:00



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 3 hours 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 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 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, stamps 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" 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 regard 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 Authorized Officer/Secured Creditor Shall not be responsible in any way for any third party claims/right/dues.**
- \* In compliance with Section 194 |A 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.
- For further details regarding inspection of property/e-auction, the intending bidder may contact the Branch Manager, Indian Overseas Bank, Patti Branch during office hours, email: [iob2511@iob.in](mailto:iob2511@iob.in), Phone Number: 05343-250101, Mobile No: 8299586119 or he Bank's approved service provider M/s. C1 India Pvt. Ltd. (website: [www.bankeauctins.com](http://www.bankeauctins.com), Contact Person Sh. Mithilesh, Mobile No: 9935955925).

PLACE: Patti  
DATE: 19.09.2019

कृते इण्डियन ओवरसीज बैंक  
For Indian Overseas Bank

  
Authorized Officer  
अधिकृत अधिकारी  
Authorised Officer