



INDIAN OVERSEAS BANK, M I ROAD BRANCH, JAIPUR (0158)  
 11, Rituraj Building, M I Road, Opp. Amarapura Darbar, Jaipur, Rajasthan – 302001,  
 Email: [job0158@iob.in](mailto:job0158@iob.in), Ph. No.: 0141-2371711, 0141-2361710

### E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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.**

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 Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 30.10.2025 for recovery of Rs. 35,39,556.47 (Rupees Thirty five Lakh thirty nine Thousand five Hundred fifty six and forty seven Paisa Only) as on 03.10.2025 with further interest from 04.10.2025 @ contractual rate and rest beside cost charges incurred till the date of repayment in full to the Indian Overseas Bank, Secured Creditor from the borrower (s) and guarantor (s) as mentioned below.

SI No	Borrower [Name & full address]
1.	Mr. Amit Ashish Sharma S/o Mr. Ashish Sharma Address 1: Flat No. 1004, 10th Floor, Farcon Avenue, Govindpura B Block Kardhani, Kalwar Road, Jaipur, Rajasthan, PIN 302012 Address 2: House No. 1193, Urban Estate 2, Near Dewta Sweets, Hisar, Haryana, 125001 Mobile: 8169296143 & 9029300786 Email: model.sandy786@gmail.com
Date and time of E- Auction	30.10.2025 (Thursday) between 1.00 PM to 4.00 PM with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs. 38,00,000/-
Earnest Money Deposit	Rs. 3,80,000/-
EMD Remittance	Indian Overseas Bank, branch-MI Road Address:- M.I. Road Branch 11, Rituraj Building, Jaipur - 302001 Branch code-0158 IFSC:-IOBA0000158 A/c No- 01580113035001  Account description: SARFAESI sale parking account
Bid Multiplier	Rs. 10,000/-
Inspection of property (Tentative)	15.10.2025 to 15.10.2025 11.00 AM to 4.00 PM (Appointment)
Submission of online application for bid with EMD	10.10.2025 onwards
Last date for submission of online application for bid with EMD	29.10.2025 till 5.00 PM
*Outstanding dues Rs... of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not known to the Bank.

#### Description of the Immovable property(ies)

All that part and parcel of the immovable property being flat no. 1004, 10th floor, building FARCON AVENUE, in plot no. 8, govindpura, B block, kardhani, kalwar road, within the registration sub-district Jaipur and district Jaipur, Rajasthan

#### **Boundaries:**

On the North by: Corridor  
On the South by: Open to sky  
On the East by: Flat No. 1003  
On the West by: Staircase

\*Outstanding dues Rs... of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)- Not known to the Bank.

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

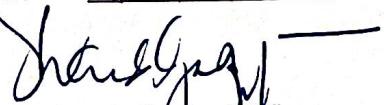
Date and time of e-auction: 30.10.2025 (date) between 1.00 P.M. to 4.00 P.M. (time) with auto Extension of 10 minutes each till sale is completed at the platform of <https://www.baanknet.com>.

For detailed terms and conditions of the sale, please refer to the service providers link <https://www.baanknet.com> or bank's website [www.iob.in](http://www.iob.in)

Place: Jaipur

Date: 04.10.2025

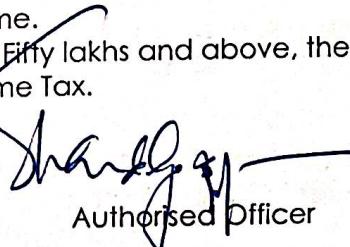
This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.



Authorised Officer

### Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider [www.baanknet.com](http://www.baanknet.com), 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 on [www.baanknet.com](http://www.baanknet.com).
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 regarding 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.baanknet.com](http://www.baanknet.com) along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 5.00 PM hours on 30.10.2025 (Date).
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified 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 10 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 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, tax, 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", "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.
13. 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 / 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.
18. \*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.



Authorised Officer

Place: Jaipur  
Date: 04.10.2025