

INDIA SHELTER FINANCE CORPORATION LTD. SALE NOTICE FOR SALE OF IMMovable PROPERTY

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as the "Rules").

Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to as the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor Plot no. 15, Sector-44, Institutional Area, Gurugram-122003 will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for L343VLLNS000005076935/AP-10185316.

Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of The Property Situated At Patta No. 71, Missal No. No. 29/2022-23, Gram Panchayat Rudakali, Jodhpur Rajasthan 342027, Adm Area 103.46 Sq. Yd. Boundary : - East - Deva Ram, West - Rasta, North - Dhima Ram, South - Prema Ram.

Place Of Emd Deposition / Place Of Auction : Plot No A/94/95, 1st Floor, Shiv Gauri Plaza, Aakhaliya Vikash Yojana, Jodhpur, Rajasthan 342001. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for L343VLLNS000005069594/AP-10164868.

Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Patta No 27 Book No 8 Missal No. 44/2021-22 Gram Panchayat Bucheti, Panchayat Samiti Baori Dist. Jodhpur Rajasthan 342006 Adm Area 163.66 Sq. Yds. boundary : - East - megra Ram / Navia Ram, West - Samiata Rasta, North - Lala Ram / Purkha Ram, South - Ogar Ram / Ramu Ram.

Place Of Emd Deposition / Place Of Auction : Plot No A/94/95, 1st Floor, Shiv Gauri Plaza, Aakhaliya Vikash Yojana, Jodhpur, Rajasthan 342001. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

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Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for HL2SVLNS0000050116140/AP-10268627.

Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Book No. 34 Patta No 43 Gram & Gram Panchayat Jajiva Khinchiya Ps Jodhpur Rajasthan 342027 Adm. Area-124.92 Sqyd Boundary : - East - Kaluram, West - jagdish, North - rasta, South - nena Ram

Place Of Emd Deposition / Place Of Auction : 1st Floor, Hari Plaza Complex, Gandhi Murti Circle, Main Market, Sumerpur, Sumerpur, Rajasthan 306902. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for HL2SVLNS0000050116140/AP-10268627.

Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Book No. 34 Patta No 43 Gram & Gram Panchayat Jajiva Khinchiya Ps Jodhpur Rajasthan 342027 Adm. Area-124.92 Sqyd Boundary : - East - Kaluram, West - jagdish, North - rasta, South - nena Ram

Place Of Emd Deposition / Place Of Auction : Plot No A/94/95, 1st Floor, Shiv Gauri Plaza, Aakhaliya Vikash Yojana, Jodhpur, Rajasthan 342001. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for HL343VLLNS0000050106795/AP-10249419.

Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Patta No. 003 Missal No. 136 & 137/2022-23 Gram & P. Badanwar Ps Jalore Jodhpur Rajasthan 340709 Rajasthan Adm Area- 300 Sq. Yds. Boundary : - East - Tej Singh Rajput, West - rasta, North - Own Land, South - Bhanwani / Parbat Singh Rajput

Place Of Emd Deposition / Place Of Auction : PLOT NO.6, KASTURBA COLONY, BLOCK NO.3, BAGORA ROAD, JALORE-343001, RAJASTHAN. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for HL343VLLNS0000050106795/AP-10249419.

Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Patta No. 357 A, Kharsa No. 89/1 & 89.96, 97 & 99 Gram Bannar DIST Jodhpur Rajasthan 342015 Admeasuring Area About 111.11 Sq. Yards BOUNDARY : - East - Plot no.358, West - Plot No. 357 (Remaining Part of this Plot), South - Road, North - Other Kharsa Land.

Place Of Emd Deposition / Place Of Auction : Plot No A/94/95, 1st Floor, Shiv Gauri Plaza, Aakhaliya Vikash Yojana, Jodhpur, Rajasthan 342001. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for HL343VLLNS0000050112100/AP-10282778.

Description Of The Immovable Property/ Secured Asset : All that part and parcel of the property situated at Kharsa No- 150, Plot no- 25, Ahmed Ali Baba Nagar, Moja Basin, Village- Basni belima, Tehsil & DIST. Nagaur BOUNDARY : - EAST-PLOT NO 31, WEST- WAY 20 FT., NORTH- WAY 18 FT., SOUTH- PLOT NO 24

Place Of Emd Deposition / Place Of Auction : 1st Floor, Swati Palace, Near Government Hospital, Ward Number 1, Phalodi Bus Stand, Nagaur, Rajasthan 341001. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for LA11CLNS000005057279 & LA11VLLNS0000050104212/AP-10122213.

Description Of The Immovable Property/ Secured Asset : All that part and parcel of the property situated at PATTa NO PATTa NO 20 Book No 1 Jid No 128 GRAM AND GP SINDRATHPS SIROHI RAJASTHAN 307001 Area of the property 4000 sqft BOUNDARY : - EAST-Public rasta WEST-gopal ji heeragar property NORTH-Pata ji meghwal property SOUTH-Public rasta

Place Of Emd Deposition / Place Of Auction : SHOP NO G2 & G3, KRISHNA COMPLEX, NEAR SANJIVANI HOSPITAL, SIROHI, RAJASTHAN- 307001. Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

Table with columns: Loan Account Number/AP Number, Demand Notice u/s, Date and Type of Possession, Reserve Price, Date and Time of Inspection, EMD Position Last Date. Includes details for L343VLLNS000005053116/AP-10122213.

Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Patta No. 28623 Kharsa No. 1291 Dhundhi Ki Hodi Barmer Teh. & Dis Barmer Rajasthan 344001 Adm Area- 64.65 Sq. Mr. Boundary : - East - Plot Of Jabar Singh, West - Plot Of Surenjaya Singh, North - plot Of Babu Singh, South - Common Way.

Place Of Emd Deposition / Place Of Auction : No 102, 1st Floor, Omega Tower, Raj Colony, Opposite CMHO Office, Barmer, Rajasthan. India Authorized Officer's Name and Mobile No.-Mr. Agam Chhaper (+91 78498-45989)

Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

For detailed terms and condition of the sale, please refer to the Secured Creditor's website www.indiashtelter.in or contact Authorized Officer Mr. Agam Chhaper Mob: - 7849845989.

DATE: 25.06.2026 PLACE: RAJASTHAN FOR INDIA SHELTER FINANCE CORPORATION LTD

HERO HOUSING FINANCE LIMITED

Contact Address: -2nd Floor, A-6, Sector-4, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301. Regd. Office: 99, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.

POSESSION NOTICE (FOR IMMovable PROPERTIES)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to pay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 6 of the said Rules.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to retain the secured assets

Table with columns: Loan Account No., Name of Obligor(s), Date of Demand, Date of Possession. Includes details for HFNHSPOU25000062546.

Description of Secured Assets/Immovable Properties: Built Up First Floor, Front Side Lhs Unit Without Roof/ Terrace Rights Area Measuring 35 Sq. Yds (i.e. 29.27 Sq. Mtrs) Out Of Total Area Measuring 150 Sq. Yds.

DATE: - 25-06-2026 PLACE: - NSP, New Delhi

ABM INTERNATIONAL LIMITED

Registered Office: 37, DLF Industrial Area, Kirti Nagar, New Delhi-110015. Tel: 011-41426055 Website: www.abminl.in E-mail: vkgandhi@abminl.in

Notice to Shareholders for Opening of Special Window for Re-Lodgment of Transfer Request of Physical Shares

Notice is hereby given that pursuant to the Securities Exchange Board of India (SEBI) Circular HO/38/13/11(2)2026-MIRSD-PDD5/3750/2026 dated January 30, 2026 (SEBI Circular), SEBI has opened another Special Window for transfer and dematerialisation ("demat") of physical securities which were sold/purchased prior to April 01, 2019.

This special window shall be open for a period of one year from February 05, 2026, to February 04, 2027. The special window shall also be available for such transfer requests which were submitted earlier and were rejected/returned/not attended to due to a deficiency in the documents/process or otherwise.

The eligible shareholders may submit their request to the Company at the above address or to Beetal Financial and Computer Services Private Limited i.e. Registrar and Share Transfer Agent (RTA) of the Company at Beetal House, 3rd Floor, 99 Madangiri, Behind Loka Shopping Centre, Near dada Harsukh Dass Mandir, New Delhi - 110052, Email ID: beetalra@gmail.com

During the said period, the securities which are re-lodged for transfer shall be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer.

For ABM INTERNATIONAL LIMITED Sd/- Rajneesh Gandhi Chairman & Managing Director

Date: 24th June, 2026 Place: New Delhi

INDIAN OVERSEAS BANK

Vikasuri Branch, Tel: 011-28541216, 8925951617. PVR Complex, 1st Floor, Gupta Tower II, Vikasuri Branch New Delhi - 110018

SALE NOTICE OF IMMovable SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To Sh. Vijender Kumar S/O Sh. Om Pal R/O Flat No 137, 3rd Floor, Pocket-1, Rohini Sector-25 North West Delhi-110085

- 1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002. 2. Please refer to the possession notice dated 27.10.2025 issued to you regarding taking possession of the secured assets as more fully described in the schedule below and the publication of the possession notice in Financial Express and Jansatta on 01.11.2025 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.

- 3. You, the above named borrower/s, mortgagor/s or guarantors have failed to pay the dues in full save and except payments amounting to NIL after issuance of demand notice dated 16.08.2025. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002. 4. After appropriating the aforesaid repayment the dues in the loan account as on 31.05.2026 is Rs.25,30,283.57 (Rupees Twenty Five Lakh Thirty Two Hundred Eighty Three and Paise Fifty Five Only) along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

- 5. We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on 30.07.2026 between 1100 and 1600 hours with auto extension of 10 minutes through e-auction using web portal BAANKNET.com URL: https://baanknet.com (Service Provider for E-Auction). 6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in local newspaper (English & Hindi) shortly. A copy of the proposed paper publication is also enclosed.

Equitable mortgage of the Built-Up Freehold expendable Flat bearing No.137, on third floor with roof rights, area measuring 28.00 Sq. Mtrs., in Pocket-01, Type - A, Sector-25, situated in the layout plan of Rohini residential Scheme Rohini, Delhi-110085. Fitted with all fittings and fixtures, with the freehold rights of the land under the said flat. Owner Name: Sh. Vijender Kumar S/O Sh. Om Pal, Boundaries of the Property: North: Property No. 138, South: Property No. 136, East: Entry/Main Road, West: Other Property

Yours Faithfully Authorized officer

"IMPORTANT"

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TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 1800 102 4345; Website: http://www.truhomefinance.in

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] 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 provision 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 properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which has been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 30 Jul 2026 for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of inspection are also given as:

Table with columns: Name of Borrowers/Co-Borrowers/Guarantors/Mortgagers, Amount of Recovery and date of Demand Notice, Reserve Price (Rs.) & Bid Increment, Date & Time of Auction, Contact Person Details - (AO and Disposal team). Includes details for M/S Goyal Metal (Prop. Mr. Girdhari Lal Agrawal).

Date of Possession & Type: 10/06/2026 & Physical Possession

Encumbrances known: Not Known

Description of Property: All that the piece and parcel of immovable property Residential House MPL No. 173/245, Plot No.49A Kharsa No.589 Situated at Om Nagar, Mauza Jaisinghpura Bangar, Tehsil & Distt. Mathura (U.P.).

- 1) For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website. 2) The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 91102004567373 IFSC CODE: UTIB0000230.

Place: Mathura Date: 25/06/2026 Sd/- Authorized Officer- Truhome Finance Limited (Formerly Shriram Housing Finance Limited)

Notice To Borrower. Borrower:- MR. DEEPAK, MRS. URMILA (Prospect No IL10159976). Pursuant to taking possession of the secured asset: Third Floor Eastern Front PHS With Roof Rights Of Built Up Property No. 97, 98, 99, Area Measuring 80 Sq Yds Out Of Kharsa No. 91 And 92, Situated In The Village Nawada, Vign Garden Extn., Street N-64, Uttam Nagar, New Delhi-110059.

INDIAN OVERSEAS BANK. Vikasuri Branch, Tel: 011-28541216, 8925951617. PVR Complex, 1st Floor, Gupta Tower II, Vikasuri Branch New Delhi - 110018

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. Vijender Kumar S/O Sh. Om Pal 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 16.08.2025 calling upon the borrower & mortgagor Sh. Vijender Kumar S/O Sh. Om Pal R/O Flat No.137, 3rd Floor, Pocket-1, Rohini Sector-25 North West Delhi-110085 also at 89/58 Sector-5, Rohini, New Delhi-110085 to pay the amount due to the Bank, being Rs.23,26,380.57 (Rupees Twenty three Lakh Twenty Six Thousand Three Hundred Eighty and Paise Fifty Seven Only) payable together with further interest at contractual rates and rests, besides 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 31.05.2026 works out to Rs. 25,30,283.57 (Rupees Twenty Five Lakh Thirty Two Hundred Eighty Three and Paise Fifty Five Only) after reckoning repayments, if any, since the date mentioned in the demand notice. The amount 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 PROPERTIES: Equitable mortgage of the Built-Up Freehold expendable Flat bearing No.137, on third floor with roof rights, area measuring 28.00 Sq. Mtrs., in Pocket-01, Type - A, Sector-25, situated in the layout plan of Rohini residential Scheme Rohini, Delhi-110085. Fitted with all fittings and fixtures, with the freehold rights of the land under the said flat. Owner Name: Sh. Vijender Kumar S/O Sh. Om Pal Boundaries of the Property: North: Property No. 138, South: Property No. 136, East: Entry/Main Road, West: Other Property

Date and time of e-auction: 30.07.2026. Between 11:00 AM to 4:00 PM with auto extension of Ten minutes each till sale is completed (E-Auction will be held through web portal BAANKNET.com URL: https://baanknet.com)

QR Code of the property: [QR Code]

Reserve Price: Rs 33,00,000/- (Rupees Thirty Three Lakh Only)

Earnest Money Deposit: Rs 3,30,000/- (Rupees Three lakh Thirty Thousand Only)

EMD Remittance: EMD amount to be deposited as per guidelines available on web portal BAANKNET.com URL: https://baanknet.com (Service Provider for E-Auction)

Bid Multiplier: Rs.10,000/-

Inspection of property: On 15.07.2026 Between 11:00 AM to 05:00 PM

Submission of online application for bid with EMD: From 29.06.2026 onwards

Last date for submission of online application for BID with EMD: On or before 29.07.2026 till 4:00 PM

Known Encumbrance if any: None

*Outstanding dues of Rs. Local Self Government/Property Tax, Water sewerage, Electricity (Bills) etc: To be ascertained and borne by the buyer

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

*This notice is also to be treated as 30 days notice under rule-8(6) of the Securities Interest (Enforcement) rules-2002 for the borrower/guarantors/mortgagors.

Terms and Conditions: The EMD will be sold by e-auction through the Bank's approved service provider BAANKNET.com URL:https://baanknet.com under the supervision of the Authorized Officer of the Bank.

1. E-auction bid document containing photos of properties, general terms and conditions of online auction sale are available on web portal BAANKNET.com URL: https://baanknet.com

2. Intending bidders shall hold a mobile number and email address and should register the account by login to the website of the aforesaid service provider (BAANKNET.com URL:https://baanknet.com). They will be provided with user id and passwords by the aforesaid service provider which should be used in the e-auction proceedings.

3. Bids shall be submitted through the portal BAANKNET.com URL: https://baanknet.com along with the EMD & copy of KYC documents including photo, PAN Card & address proof etc to the service provider as per their guidelines.

4. The EMD is to be deposited with portal BAANKNET.com URL:https://baanknet.com and other remaining sale amount shall be remitted through NEFT/RTGS to the Bank Account Number 16170113035001 in the name of SARFAESI SALE PARKING ACCOUNT having IFSC IIBAO001617 after taking up with Authorized Officer. 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.

5. Bids without EMD shall be rejected summarily.

6. 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 10 minutes each till the sale is concluded.

7. 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.

8. The sale certificate to be issued in the name of SARFAESI SALE PARKING ACCOUNT having IFSC IIBAO001617 after taking up with Authorized Officer. 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.

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

10. 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.

11. The property is being sold on "as is where is", "as is what is" & "whatever there is". 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.

12. 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.

13. EMD is subject to confirmation by the secured creditor.

14. Sale of unsuccessful bidders will be returned by BAANKNET.com URL: https://baanknet.com (Service Provider) without any interest.

15. 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.

16. *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 on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount also and the Bank shall not take any responsibility for the same.

17. *In case of any sale / transfer of immovable property of Rupees Fifty Lakh 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/valuation, the intending bidders may contact the Branch Manager (Ms. Sunita, Contact No. 8925951617), Indian Overseas Bank, PVR Complex, 1st Floor, Gupta Tower II, Vikasuri, Delhi-110018.

PLACE: New Delhi, DATE: 24.06.2026 Authorized Officer, Indian Overseas Bank

THE