



Indian Overseas Bank,
Aminabad Branch (0382)
Ganga Prasad Memorial Society
District – Lucknow – 226018, Uttar Pradesh
e-mail: job0382@iob.in, Phone No. 8925950382

Ref: BR/0382/ /2026-27

Date: 17.08.2026

Sl No	Borrower [Name & full address]
1.	Mrs Anju Tripathi R/o 538K/1565, Sitapur Road, Triveni Nagar-2, Nirala Nagar, Lucknow-226020, UP Also at House at Land No R-311, Part of Khasra No.189 Min, Village-Raipur, Lucknow-246701, UP. (Borrower & Mortgagor)

Dear Sir,

SALE NOTICE OF IMMOVABLE/MOVABLE SECURED ASSETS
[Issued under Rule 8(6) of the Security Interest (Enforcement) Rules 2002]

Please find enclosed a copy of e-auction sale notice dated **17.08.2026** fixing auction sale on **24.09.2026** with Reserve Price as mentioned therein.

Yours Faithfully,

Indian Overseas Bank
Authorised Officer
Indian Overseas Bank
Clanda (Signature)
Authorised Officer



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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 **24.09.2026** for recovery of **Rs. 34,48,653.19 (Rupees Thirty Four Lakh Forty Eight Thousand Six Hundred Fifty Three and Paise Nineteen Only)** as on **16.08.2026** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full due to the Indian Overseas Bank, Secured Creditor from the

Mrs Anju Tripathi

R/o 538K/1565, Sitapur Road, Triveni Nagar-2, Nirala Nagar, Lucknow-226020, UP

Also at

House at Land No R-311, Part of Khasra No.189 Min, Village-Raipur, Lucknow-246021, UP.

(Borrower & Mortgagor)

The reserve price of all the property is given below:

Details of the Property	Reserve Price in Rs.	EMD :10% of Reserve Price in Rs.	Bid Increment in Rs.
House at part of Land No R-311, Part of Khasra No 189 Min, situated at village-Raipur, Lucknow, UP. Admeasuring : 1100 sq ft Owned By : Mrs. Anju Tripathi W/o Mr. Aditya Tripathi <u>Boundaries:</u> North : R 312 Plot of Society South : R 310 Plot of Sanjay Mishra East : 25 ft wide road West : Others plot	Rs.27,04,650/- (Rupees Twenty Seven Lakh Four Thousand Six Hundred Fifty Only)	Rs.2,70,465/- (Rupees Two Lakh Seventy Thousand Four Hundred Sixty Five Only)	Rs.10,000.00 (Rupees ten Thousand Only)

Indian Overseas Bank

Chandra
Authorised Officer

Description of Property:

House at part of Land No R-311, Part of Khasra No 189 Min, situated at village-Raipur, Lucknow, UP.

Admeasuring: 1100 sq ft

Owned By: Mrs. Anju Tripathi W/o Mr. Aditya Tripathi

Boundaries:

North: R 312 Plot of Society

South: R 310 Plot of Sanjay Mishra

East: 25 ft wide road

West: Others plot

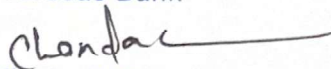
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) is not known to the secured creditor.

* Bank's dues have priority over the statutory dues

Date and time of e-auction: Date **24.09.2026, 11.00 A.M to 03.00 P.M.** with auto extension of 10 minutes each till sale is completed at the platform of <https://baanknet.com/>

For detailed terms and conditions of the sale, please refer to the service provider's link <https://baanknet.com/> or bank's website www.ioib.in

Indian Overseas Bank


Authorised Officer

Place: Lucknow

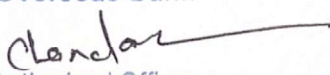
Date: 17.08.2026

Authorised Officer

Terms and Conditions of Auction sale:

1. The property (ies) will be sold by e-auction through the service provider <https://baanknet.com/> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com/> . _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 latest by **24.09.2026 (before 02:00 p.m.)**. 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://baanknet.com/>. 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

Indian Overseas Bank


Authorised Officer

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 Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1.00 % 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 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Branch Manager, Indian Overseas Bank, Aminabad Branch** during office hours till 23.09.2026.

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 authorised representative of e-auction service provider <https://baanknet.com/> 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://baanknet.com/> for e-auction will be provided by service provider BAANKNET.com having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone & Toll-free Numbers **+91 8291220220** and email id **support.BAANKNET@psballiance.com** . The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/>

Place: Lucknow

Date: 17.08.2026

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