**Indian Overseas Bank**
**Najibabad Branch,**
**Opposite Akashwani Najibabad -**
**246763 UTTAR PRADESH**
**E-mail: iob3686@iob.in**

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

**E-Auction Sale Notice for Sale of Immovable Assets 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.** Notice is hereby given to the public in general and in particular to Mr. Ravindra Kumar Tiwari Proprietor M/s Pure Spice Foods, Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763 and the Guarantors Mr. Manoj Kumar Tiwari S/o Vinay Kumar Tiwari R/o Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763 and Late Mrs. Radha Rani Tiwari W/o Vinay Kumar Tiwari R/o Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763. (Guarantor & Mortgagor)that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical (whichever is applicable) 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. 13,96,491.66 /- (Rupees Thirteen Lakh Ninety Six Thousand Four Hundred Ninety One and paisa Sixty Six Only) as on 31.08.2026** along with further interest and costs due to the Indian Overseas Bank as Secured Creditor from Mr. Ravindra Kumar Tiwari Proprietor M/s Pure Spice Foods, Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763 and the Guarantors Mr. Manoj Kumar Tiwari S/o Vinay Kumar Tiwari R/o Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763 and Late Mrs. Radha Rani Tiwari W/o Vinay Kumar Tiwari R/o Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763. (Guarantor & Mortgagor)

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The reserve price will be **Rs. 11,66,000/- (Rupees Eleven Lakh Sixty Six Thousand only) and the earnest money deposit will be Rs. 1,16,600/- (Rupees One Lakh Sixteen Thousand Six Hundred Only)**

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

Residential l property measuring 83.60 sq. mt. at Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, within the registration sub-district Najibabad and district Bijnor .
Bounded :
On the North by Other land of Seller (Narendra singh)
On the South by Residential Property of Mr. Sharma
On the East by Other land of Seller (Narendra singh) On
the West by Raasta 12 ft Wide

**(Property is under Symbolic possession of  the Bank)**

* Bank's dues have priority over the statutory dues

*Outstanding dues Rs……. of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)
* Bank's dues have priority over the statutory dues

**Date and time of e-auction**: **24.09.2026** between **11.00 A.M. to 04.00 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 providers link https://baanknet.com or bank's website  **https://www.iob.in**

**Date: 02.09.2026** — **Authorized Officer**
**Place: Najibabad** — **Indian Overseas Bank**

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.

## Terms and Conditions

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/her Global EMD Wallet account by **23.09.2026 (5.00 P.M.)** (one day prior to eauction day and closing time should be mentioned). 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://ebkray.in **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 Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this eauction from e-Bक्रय – IBAPI portal ( https://ebkray.in).
5. The submission of online application for bid with EMD shall start from **09.09.2026**

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 25000/- to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. 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 (less EMD amount) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank Najibabad Branch "to the credit of A/C No 36860113035001Indian Overseas Bank Najibabad Branch (full address of the Branch to be given). Branch Code: 3686 IFSC Code IOBA0003686.

10. 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.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

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

13. 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.

14. 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.

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 **Indian Overseas Bank,Najibabad Branch, Opposite Akashwani, Najibabad - 246763 UTTAR PRADESH,E-mail: iob3686@iob.in** or **Mr. Vinit Kr Verma (BM) 8532895570** during office hours on all working days **16.09.2026 to 17.09.2026** between **11.00 A.M. to 4.00 P.M.**

20. The intending bidders are advised to read the sale notice, terms and conditions of eauction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authroised representative of e-auction service provider ( https://ebkray.in ), 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 **eBKray** 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.ebkray@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.

**Date: 02.09.2026** **Authorized Officer**
**Place: Najibabad** **Indian Overseas Bank**

**Indian Overseas Bank**
**Najibabad Branch**
**Opposite Akashwani**
**Najibabad - 246763 UTTAR PRADESH,**

**E-mail: iob3686@iob.in**

**Date: 02.09.2026**

**NOTICE OF SALE OF IMMOVABLE SECURED ASSETS**

(Issued under Rule 8(5) and 9(1) of the Security Interest (Enforcement) Rules 2002)

**To,**

| SI NO. | BORROWER/ MORTGAGOR | SI NO. | GUARANTOR |
|---|---|---|---|
| 1. | Mr. Ravindra Kumar Tiwari Proprietor M/s Pure Spice Foods, Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763 | 2. | Mr. Manoj Kumar Tiwari S/o Vinay Kumar Tiwari R/o Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, Najibabad, Bijnor – 246763 |

Sir,

- 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 **16.09.2020** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **JAN SATTA (Hindi daily) and FINANCIAL EXPRESS (English daily) on 18.09.2020 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 borrowers / mortgagors / guarantors have failed to pay the dues in full save**.** Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it 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 repayments, the dues in the loan account as **on 31.08.2026 is Rs. 13,96,491.66 /- (Rupees Thirteen Lakh Ninety Six Thousand Four Hundred Ninety One and paisa Sixty Six Only**) along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

(****The dues in toatal are the sum of two loan accounts on the same property in the name of (a)M/s Pure Spice Foods Prop Mr Ravindra Kumar Tiwari & (b) Housing Loan of Mr Ravindra Kumar Tiwari)

5. We hereby give you notice of **15 days** that the below mentioned secured assets shall be sold by the undersigned on **24.09.2026** between **11.00 AM and 4.00 PM hours** with auto extension of 10 minutes through e-auction using https://baanknet.com

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 English and Hindi Newspaper shortly. A copy of the proposed paper publication is also enclosed.

**Schedule of Secured Assets**

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| Residential l property measuring 83.60 sq. mt. at Near Kali Mandir, Himalayan Colony, Shekhpur Garhu, within the registration sub-district Najibabad and district Bijnor .<br>Bounded :<br>On the North by Other land of Seller (Narendra singh)<br>On the South by Residential Property of Mr. Sharma<br>On the East by Other land of Seller (Narendra singh)<br>On the West by Raasta 12 ft Wide<br>**(Property is under Symbolic possession of the Bank)**<br><br>**(This Property is under symbolic possession of the Bank)**<br>***This is common property mortaged to Loan A/c M/S Pure Spice Foods Prop: Ravindra Kumar Tiwari which is also NPA and demand notice issued in a/c dated 02.12.2019 .** |

**Date: 02.09.2026** **Authorized Officer**
**Place:Najibabad** **Indian Overseas Bank**

Encl:
1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice