INDIAN OVERSEAS BANK
JARUR MIAPUR BRANCH
Vill :Umarpur,Gram Panchayat ,Dist Murshidabad,PIN-742235

Ph. 8925952509, email- iob2509@iob.bank.in

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 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/mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "**As is where is", "As is what is" and "Whatever there is" on 21.11.2026 for recovery of Rs. 2,31,246.90 (Rupees Twenty one Lakh Two Thousand Two Hundred Seventy one and forty two paise only) as on 31.10.2026 along with further interest from 01.11.2026** 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:

1. **M/s MD GIFT HOUSE (Borrower)**
   Prop – Md Mustafa SK
   Residential Address – S/O Md Abdul Rasid ,Vill :Umarpur,PO-Ghorshala,Raghunathganj,Murshidabad-742235
2. **Md Mustafa Sk** (Prop.)
   Residential Address – S/O Md Abdul Rasid ,Vill :Umarpur,PO-Ghorshala,Raghunathganj,Murshidabad-742235
3. **Md Mustafa Sk** (Borrower/Mortgagor/Guarantor)
   Residential Aaddress – S/O Md Abdul Rasid ,Vill :Umarpur,PO-Ghorshala,Raghunathganj,Murshidabad-742235

The reserve price will be **Rs 8,19,000/- (Rupees Eight Lakhs Nineteen Thousand Only)** and the earnest money deposit will be **Rs. 81,900/- (Rupees Eighty one Thousand and Nine hundred Only)**

Description of the Immovable property (ies)

Equitable Mortgage of all that part and parcel of Land and Building property with area measuring 1.94 decimal, Plinth Area 730 sqft Plot No.178, Previous LR Khatian-3729, Present-LR Khatian 3769, JL No.111 situated at Mouja Umarpur, Umarpur Kosai para (Near Umarpur Bus Stop) P.O-Ghorsala, under Jarur GP, P.S-Raghunathganj, Murshidabad, standing in the name of Md. Mustafa Sk.

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer

The said property is bounded as follows:

On the North- Saibur Sk.,
On the East- Gram Panchayat Road,
On the South- Anjela Bibi,
On the West- Jarsred

*Outstanding dues as applicable 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: 21.11.2026 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 provider's link **https://baanknet.com.**

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For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer

Place: Jarur Miapur
Date: 03.11.2026

Authorized Officer

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.

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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 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 till **20.11.2026.** 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 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 e-auction from– **https://baanknet.com**).

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5. The submission of online application for bid with EMD shall start **from-07.11.2026.**

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 **10 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. 10,000.00** 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, in to the special EMD Account as per following details:

Operation Instruction for SARFAESI Sale Parking Account
New GL code has been credited under the Labilities side with the GL CODE No. 13035 with one sub code for operational convenience and easy reconciliation as under:

CCY	APH	Office Account	Account Description	Scheme Type
INR	13035001	**25090113035001**	SARFAESI Sale Parking Account	OAB

Branches and Regional Offices are advised to park the EMD/Bid amount received under SARFAESI Sale in the above-mentioned account till the amount is suitably reversed to the loan account after successful sale confirmation. While entering the transaction, the details of transaction to be written clearly in narration column mentioning the name of the bidder and name of the loan account etc.

The debits to the above-mentioned account, shall be only towards crediting the loan account or for transfer of amount to the unsuccessful bidder by way of account transfer as the case may. There shall be no cash credit upwards of Rs. 50,000/- in the account and all debits shall be by way of transfer. After conclusion of Sale or cancellation of Sale as the case may be, there shall be no balance left in the account and the account to be maintained in zero Balance at all other times other than during SARFAESI Sale process.

Name of Account- **SARFAESI Sale Parking Account**
A/c No- **25090113035001** IFSC Code- **IOBA0002509**
Branch- **Jarur Miapur,** Bank Name: **INDIAN OVERSEAS BANK**

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.

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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 which has to be borne by successful bidder.

    For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Vill :Umarpur,Gram Panchayat ,Dist Murshidabad,PIN-742235, E-mail: iob2509@iob.bank.in, Phone No. 8925952509 during office hours till 19.11.2026**

19. 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 assistant 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.

20. 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.

21. Platform (**https://baanknet.com**) for e-auction will be provided by service provider **BAANKNET.COM** having registered office at Unit I, 3rd Floor, VIOS Commercial Tower.

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Near Wadala Truck, Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll free Numbers +91 8291220220, 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.**

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

Place: Jarur Miapur
Date: 03.11.2026

प्राधिकृत अधिकारी /Authorised Officer
Authorized Officer