



Indian Overseas Bank
Lalapet Branch-0254

A R Anbu Illam Main Road,
Lalapet Post, Lalapet, 639105



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E-AUCTION SALE NOTICE

E-Auction Sale of Immovable Assets Mortgaged to the Bank under The Securitisation 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)

Whereas **Mr. Mahalingam R** has borrowed monies from Indian Overseas Bank **Lalapet Branch** 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 **08.07.2020** calling upon the,

Mr. Mahalingam R (Borrower)

S/o Rethinavel
2/10(1), Melathaliyampatti, Thaliyampatti post
Krishnarayapuram Taluk, Karur-639105

And Guarantor(s)

Mr. Rethinavel A (Guarantor/Mortgagor)

S/o Arumugam Pillai
2/10(1), Melathaliyampatti, Thaliyampatti post
Krishnarayapuram Taluk, Karur-639105

to pay the amount due to the Bank, being **Rs. 20,79,426.62 (Twenty Lakhs Seventy Nine Thousand Four Hundred and Twenty-Six Rupees and Sixty-Two paise only)** as on **08.07.2020** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the Borrowers/Mortgagor/Guarantors/Legal Heirs having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **06.10.2020** under Section 13 (4) of the Act with the right to sell the same in "**As is where is**", "**As is what is**" and **Whatever there is**" basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated **Rs. 27,29,784.96 (Rupees Twenty Seven Lakhs Twenty Nine Thousand Seven Hundred Eighty Four and Paise Ninety Six Only)** as on **30.06.2020** payable together with further interest at contractual rates and rests along with 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 **28.02.2026** works out to **Rs. 20,58,600 /- (Rupees Twenty Lakhs Fifty Eight Thousand Six Hundred Only)**, payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment after reckoning repayments, if any, subsequent to the Bank issuing demand notice.



The undersigned 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 PROPERTY

Property Type: **Residential Land with Building**

Karur District, Krishnarayapuram Taluk, Krishnarayapuram S R O, Karupathur Village, Thaliyampatti, RCC Building bearing Door No. 2/10A in Ayan Punja S F No 163/14=**Ac.0.35 cents**, within the boundaries

West and North of Viswalingam land,

East of Thangaraj land and

South of Vandi Pathai.

The Property is in the name of Mr. Rethinavel A S/o Mr Arumugam Pillai

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

For

Date and time of e-auction	30.03.2026 (Monday) between 11 A.M. and 01.00 P.M with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs. 27,80,000/- (Excluding TDS of 1%)
Earnest Money Deposit	Rs. 2,78,000/- (Excluding TDS of 1%)
EMD Remittance	Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS Transfer mode in favour of Indian Overseas Bank, Lalapet Branch to the credit of SARFAESI SALE PARKING ACCOUNT A/C No 02540113035001, Branch Code: 0254 IFSC Code: IOBA0000254. 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.
Bid Multiplier	Rs.10,000/-
Inspection of property	Between 16.03.2026 to 27.03.2026 Up to 4.00 PM with prior appointment
Submission of online application for bid with EMD	16.03.2026 onwards
Last date for submission of online application for BID with EMD	Prior to E-Auction
Known Encumbrance if any	No Known encumbrances
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not Known to Bank. Property is being sold on " As is where is, As is What is " and " Whatever there is " basis. Purchaser has to ascertain the dues from concerned authorities and had to bear in full.

detailed terms and conditions of the sale, please refer to the service providers link



<https://baanknet.com/eauction-psb/bidder-registration> or <https://baanknet.com> or bank's website <https://www.iob.in>



Place: Lalapet
Date: 11.03.2026

Kanhaiya Karam
Authorized Officer
Indian Overseas Bank

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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 /eauction-psb/bidder-registration](https://baanknet.com/eauction-psb/bidder-registration) under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal [https:// baanknet.com /eauction-psb/bidder-registration](https://baanknet.com/eauction-psb/bidder-registration) 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 **before the commencement of E-Auction**. 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. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above 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. Bids without EMD shall be rejected summarily.
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](https://baanknet.com).
5. The submission of online application for bid with EMD shall start from **16.03.2026**.
6. Bidder's Global Wallet should have sufficient balance ($\geq$ 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 10,000/-** to the last higher bid of the bidders. **Ten** 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 **Ten** 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 Authorized 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, Lalapet SARFAESI SALE PARKING ACCOUNT" to the credit of A/C No 02540113035001, Indian Overseas Bank, Lalapet Branch to the credit of SARFAESI SALE PARKING ACCOUNT A/C No 02540113035001, Indian Overseas Bank, Lalapet Branch, A R Anbu Illam Main Road, Lalapet Post, Lalapet-639105. Branch Code: 0254 IFSC Code: IOBA0000254.**

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, GST 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 only by the secured creditor Bank via it's SARFAESI Committee, which will be communicated to the Successful Bidder by branch in due course.

17. 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.

18. In compliance with Section 194 IA* of the Income Tax Act 1961; income tax @ 1 % each on the **Bid Amount**, shall be borne and paid by the successful Bidder/Purchaser (**under the PAN of the successful Bidder/Purchaser**). Since the Tax will have to be calculated on the Bid Amount, the Bidder/Purchaser shall bear the total 1 % income tax on the bid 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 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Lalapet Branch to the credit of SARFAESI SALE PARKING ACCOUNT A/C No 02540113035001, Indian Overseas Bank, Lalapet Branch, A R Anbu Illam Main Road, Lalapet Post, Lalapet PIN-639105, Phone No: 04323-242231. Phone: 8925950254** during office hours **Between 16.03.2026 to 27.03.2026 Up to 4.00 PM with prior appointment.**



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 assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://baanknet.com/eauction-psb/bidder-registration>), 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/eauction-psb/bidder-registration>) for e-auction will be provided by service provider M/S PSB Alliance Bannknet having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (Phone **+91 8291220220** & email **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/eauction-psb/bidder-registration>.



Place: Lalapet
Date: 11.03.2026



Kanhaiya Kumar
Authorised Officer
Indian Overseas Bank