

इण्डियन ओवरसीज़ बैंक

Indian Overseas Bank
DHARMAVARAM (3732)

BranchAddress: 22/140, 1st Floor,
Tirumala Complex, RTC Bus Stand
Road,DHARMAVARAM-515671, Sri
Sathya Sai District, Andhra Pradesh



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Date: 27.02.2026

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 **Late Mrs.SWATHI JOGI**, namely Legal heirs (1) **Mr.Jogi Lakshminarayana (Father and Legal heir of borrowers Mrs.Swathi Jogi) S/o Late J Nagappa ,28-5-38, New Revenue Colony, Housing Board ,Anantapur-515001**, (2) **Mrs.Madasu Sulochana Devi(Mother and Legal heir of borrower Mrs.Swathi Jogi) W/o Mr.Jogi Lakshminarayana , 28-5-38, New Revenue Colony, Housing Board ,Anantapur-515001** , (3) **Ms. Jogi Sruthi (Sister and Legal heir of borrower Mrs.Swathi Jogi) D/o Mr.Jogi Lakshminarayana 28-5-38, New Revenue Colony, Housing Board ,Anantapur-515001**, (4) **Mr.P Paul Ruben (Husband and Legal heir of borrower Mrs.Swathi Jogi) S/o P D Methushela ,13-7-906E/1, Korlakunta Road,Tirupathi-517501** , have borrowed monies from Indian Overseas Bank, Dharmavaram Branch against the mortgage of the immovable properties more fully described in the schedule hereunder and upon classification of the account as NPA, the Bank has issued a **Demand Notice** to the Borrowers/mortgagers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **24.07.2024** calling upon the borrower **Late Mrs.SWATHI JOGI**, namely (1) **Mr.Jogi Lakshminarayana (Father and Legal heir o borrowers Mrs.Swathi Jogi) S/o Late J Nagappa ,28-5-38, New Revenue Colony, Housing Board ,Anantapur-515001**, (2) **Mrs.Madasu Sulochana Devi(Mother and Legal heir of borrower Mrs.Swathi Jogi) W/o Mr.Jogi Lakshminarayana , 28-5-38, New Revenue Colony, Housing Board ,Anantapur-515001** , (3) **Ms. Jogi Sruthi (Sister and Legal heir of borrower Mrs.Swathi Jogi) D/o Mr.Jogi Lakshminarayana 28-5-38, New Revenue Colony, Housing Board ,Anantapur-515001**, (4) **Mr.P Paul Ruben (Husband and Legal heir of borrower Mrs.Swathi Jogi) S/o P D Methushela ,13-7-906E/1, Korlakunta Road,Tirupathi-517501** to pay the amount due to the Bank, being **Rs.45,97,520.16 (Rupees Forty Five Lakh Ninety Seven Thousand Five Hundred and Twenty and Paise Sixteen Only)** as on **24.07.2024** payable together with further interest, at contractual rates and rests along with costs and charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower/ Mortgagor/legal heir 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 09.01.2025 under Section 13(4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under section 13(4) of the Act read with the 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 as **Rs.46,28,573.16 (Rupees Forty Six Lakhs Twenty Eight Thousand Five Hundred Seventy Three and Sixteen Paise only)** as on **08.01.2025** 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 **27.02.2026** is **Rs.40,25,283.57/- (Rupees Forty Lakhs Twenty five Thousand and Two Hundred Eighty Three and paise Fifty Seven only)** after reckoning repayments, if any, subsequent to the bank issuing the 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 Secured Assets

All that part and parcel of the property consisting of Residential House situated at Old D.No:7-200, Present D.No.39-17, PLOT A-66, DWARAKA VILLAS, Kalyanadurg Road, A Naryanapuram (V), Anantapuram Rural, PIN-515001.

Bounded

On the North by: Plot No.67

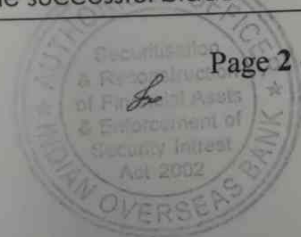
On the South by:40 feet wide Road

On the East by :33 feet Road

On the West by: Plot No.65

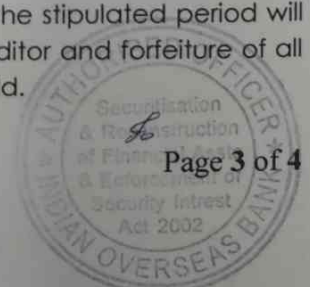
Reserve Price: Rs.72,44,000/- .EMD:Rs.7,24,400/- Bid Increase Amount:Rs.50,000/-

Date and time of e-auction	21.03.2026 & 11.00 AM TO 1.00 PM	
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://baanknet.com/ (Web portal) 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, the intending Bidders/purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 21.03.2026 before 1.00 PM. Intending bidders shall have a valid email address and should register their name/account by login to website of the aforesaid service provider.	
Bid increase amount	Rs.50,000/-	
Auto extension time	5 minutes for each property till sale is completed	
Known Encumbrance if any	NIL for all security	
Inspection Date & Time	28.02.2026 onwards, with prior appointment from bank	
submission of online application for BID with EMD		28.02.2026 onwards
Last date for submission of online application for BID with EMD		21.03.2026 before 1.00 PM
Outstanding dues of Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.)	To be ascertained by the bidders and to be paid by the successful bidder	



Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com/> (Web portal) under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com/> (Web portal) 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 by **21.03.2026 before 1.00 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/> (Web portal) 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/> (Web portal).
5. The submission of online application for bid with EMD shall start from 27.02.2026 10 AM onwards.
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 5 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.50,000/-** to the last higher bid of the bidders. **5 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 5 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 favor of **"SARFAESI SALE PARKING ACCOUNT", Indian Overseas Bank, Dharmavaram Branch** to the credit of A/C No: 37320113035001, Indian Overseas Bank, Dharmavaram Branch, Sri Sathya Sai Dist-516101. Branch Code: 3732, IFSC Code: IOBA0003732.
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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
18. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, 22/140, 1st Floor, Tirumala Complex, RTC Bus Stand Road, DHARMAVARAM-515671, Sri Sathya Sai District, Andhra Pradesh** during office hours **28.02.2026 between 10.00 a.m. to 5.00 p.m.**
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 authorized representative of e-auction service provider (<https://baanknet.com/> (Web portal)), 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/> (Web portal) for e-auction will be provided by service provider M/s PSB Alliance having Registered Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 Email: support.BAANKNET@psballiance.com Help desk: +91 82912 20220, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/> (Web portal).

Place: Dharmavaram

Date: 27.02.2026


Authorized Officer
of Financial Assets
& Enforcement of
Security Interest
Act 2002
India Overseas Bank