



Indian Overseas Bank
Koramangala Branch
No.12, MPD Tower, Industrial Main Road, Koramangala, 5th Block
Bengaluru- 560095, Karnataka
Email ID: iob1485@iob.in

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest
(Enforcement) Rules 2002

ToS. No.	Borrower	Director/Guarantor
1.	Borrower 1 Name : M/s S&G Metal Building Solutions (India) Private Limited Represented by its managing Director No:74/2A, KR Garden, 8Th Block, Opposite NDDP, Koramangala, Bangalore Bangalore 560095. Factory Address:- 24, Sai Chaitanya Enclave Road, Opposite East Point College, Bidarahalli, Bangalore-560049	4. Mr. Sudhakar R (Director) No.696, Geethasudha Nilaya, 2ND A Main Road, 8th Block, Koramangala, Bangalore-560095 No.07, 1B Street, 8th Block, Koramangala, Bangalore-560095 # 724, 2nd B main cross, 8th Block, Koramangala Layout, Laxmi temple Road, Koramangala, Bangalore south, Bangalore-560095 (Personal guarantor and Mortgagor)
2.	Mrs. Geetha V Housing Loan	5. Mrs. Geetha V (Director) No.696, Geethasudha Nilaya, 2ND A Main Road, 8th Block, Koramangala, Bangalore-560095 No.07, 1B Street, 8th Block, Koramangala, Bangalore-560095 # 724, 2nd B main cross, 8th Block, Koramangala Layout, Laxmi temple Road, Koramangala, Bangalore south, Bangalore-560095
3.	Mr. Sudhakar R Housing Loan	

1. 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 **04.09.2023** issued to you regarding taking possession of the secured assets at more fully described in the schedule

कुते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank Page 1 of 9
क्षेत्रीय कार्यालय, बंगलूरु
REGIONAL OFFICE, BANGALORE


प्राधिकृत अधिकारी/Authorised Officer

below and the publication of the said possession notice in **The New Indian Express and Kannada Prabha** on **09.09.2023** 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.

3. You have failed to pay the dues in full after issuance of demand notice dated **27.06.2023**. The demand notice was published in **Indian Express and Kannada Prabha** on **02.07.2023**. 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. You have made payment of **Rs 4,07,133/-** (Rs Four Lakh Seven Thousand One Hundred and thirty-three Only) after the issuance of demand Notice dated **27.06.2023** & amount of **Rs.2,96,45,000/-** payment received towards sale of "**One scheduled property**" mortgaged with us.
4. The dues in the loan account as on 27.02.2026 is **Rs. 10,21,65,503/- (Rupees Ten Crores twenty one lacs sixty five thousand five hundred and three only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **15** days that the below mentioned secured assets shall be sold by the undersigned on 18.03.2026 **between 11 a.m. and 1 p.m.** hours with auto extension of 10 minutes through e-auction using <https://baanknet.com>. (Web portal).
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 the English Newspaper and Kannada Newspaper shortly. A copy of the proposed paper publication is also enclosed.

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For Indian Overseas Bank
क्षेत्रीय कार्यालय, बंगलूर
REGIONAL OFFICE, BANGALORE


प्राधिकृत अधिकारी/Authorised Officer

Schedule of Secured Assets

Description Of The Immovable Properties

Property : Owner Name : Mr. Sri Sudhakar R

Equitable Mortgage followed by Registered memorandum of all that piece and parcel of the residential Property bearing **site no. 21**, BBMP PID No. 67-11-21, Old Ward No.67, New Ward No.151 of Koramangala Village, Koramangala-560095, Bangalore measuring East to West 60 feet and North to South 55 feet, totally measuring 3300 sq. ft. consisting of a non- residential building measuring GF-2400 sq. ft. in the name of Sri Sudhakar R.

The property is bounded as follows:

East by: Property of Sri Krishna Munireddy & Sri Gurumurthy Reddy

West by: Road

North by: Property of Sri. Ramaswamyreddy'

South by: Property of Sri Jayaramareddy.

Place: Bangalore

Date : **27.02.2026**

Yours Faithfully

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank
क्षेत्रीय कार्यालय, बंगलूर
REGIONAL OFFICE, BANGALORE

पत्रिका अधिकारी/Authorised Officer
Authorised officer

Encl:-

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



Indian Overseas Bank
Koramangala Branch
No.12, MPD Tower, Industrial Main Road, Koramangala, 5th Block
Bengaluru- 560095, Karnataka
Email ID: iob1485@iob.in

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on, **AS IS WHERE IS BASIS and AS IS WHAT IS BASIS** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.com>.

Name & address of the Borrowers:

S. No.	Borrower	Director/Guarantor
1.	Borrower 1 Name : M/s S&G Metal Building Solutions (India) Private Limited Represented by its managing Director No:74/2A, KR Garden, 8Th Block, Opposite NDDP, Koramangala, Bangalore Bangalore 560095. Factory Address:- 24, Sai Chaitanya Enclave Road, Opposite East Point College, Bidarahalli, Bangalore-560049	4. Mr. Sudhakar R (Director) No.696, Geethasudha Nilaya, 2ND A Main Road, 8th Block, Koramangala, Bangalore-560095 No.07, 1B Street, 8th Block, Koramangala, Bangalore-560095 # 724, 2nd B main cross, 8th Block, Koramangala Layout, Laxmi temple Road, Koramangala, Bangalore south, Bangalore-560095 (Personal guarantor and Mortgagor)
2.	Mrs. Geetha V Housing Loan	5. Mrs. Geetha V (Director) No.696, Geethasudha Nilaya, 2ND A Main Road, 8th Block, Koramangala, Bangalore-560095 No.07, 1B Street, 8th Block, Koramangala, Bangalore-560095

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For Indian Overseas Bank
क्षेत्रीय कार्यालय, बंगलूरु
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		# 724, 2 nd B main cross, 8 th Block, Koramangala Layout, Laxmi temple Road, Koramangala, Bangalore south, Bangalore-560095
3.	Mr. Sudhakar R Housing Loan	

Date of NPA: **25.06.2023**

Date of Demand notice: **27.06.2023**

Dues claimed in Demand Notice: **Rs. 9,40,42,030/-** (Rupees. Nine Crore Forty Lakh Forty-Two Thousand and Thirty only) with further interest & costs.

Date of possession notice: **04.09.2023**

Dues claimed in Possession Notice: **Rs.9,76,34,116/- (Rupees Nine Crore Seventy-Six Lakh Thirty four Thousand One Hundred Sixteen Only)** as on 04.09.2023 with further interest & costs less repayments, if any, made after issuance of demand notice.

Payments made by you after the issuance of Demand Notice dt 27.06.2023- Rs 4,07,133/- (Rs Four Lakh Seven Thousand One Hundred and Thirty-Three Only) & **amount of Rs.2,96,45,000/- payment received towards sale of "One scheduled property" mortgaged with us.**

Outstanding dues as on 27.02.2026 is **Rs. 10,21,65,503/- (Rupees Ten Crores twenty one lacs sixty five thousand five hundred and three only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full

*Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.): Not known

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property : Owner Name : Mr. Sri Sudhakar R

Equitable Mortgage followed by Registered memorandum of all that piece and parcel of the residential Property bearing **site no. 21**, BBMP PID No. 67-11-21, Old Ward No.67, New Ward No.151 of Koramangala Village, Koramangala-560095, Bangalore measuring East to West 60 feet and North to South 55 feet, totally measuring 3300 sq. ft. consisting of a non- residential building measuring GF-2400 sq. ft. in the name of Sri Sudhakar R.

The property is bounded as follows:

East by: Property of Sri Krishna Munireddy & Sri Gurumurthy Reddy

West by: Road

North by: Property of Sri. Ramaswamyreddy'

South by: Property of Sri Jayaramareddy.

Note: Above property is the common security for housing loan account in the joint name of both the directors.

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For Indian Overseas Bank
क्षेत्रीय कार्यालय, बंगलूर
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The reserve price and the earnest money deposit is:

S. no	Property Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Amt	Increase
1	Property (as detailed above)	Rs 6,00,00,000/- plus applicable TDS 1% at present	Rs 60,00,000/-		Rs 5,00,000

Date & Time of auction: **18.03.2026, 11.00 AM to 1.00 PM**

Auto extension time: 10 minutes

Known Encumbrance if any: NIL

Inspection Date & Time: During office hours from **10:00 AM till 05:00 PM**, from **02.03.2026 to 17.03.2026**.

***Bank's dues have priority over the statutory dues**

For terms and conditions please visit:

<https://www.iob.in/e-Auctions.aspx>, <https://www.publishtenders.gov.in>

<https://baanknet.com.psb/bidder-registration> (web portal of e-auction Service provider)

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For Indian Overseas Bank
क्षेत्रीय कार्यालय, बंगलूर
REGIONAL OFFICE, BANGALORE

प्राधिकृत अधिकारी/Authorised Officer
Authorised Officer
Indian Overseas Bank

Date: 27.02.2026

Place: Bengaluru

E-auction notice containing terms and conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com.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.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 1 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 17.03.2026 before 05:00 pm. 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.psb/bidder-registration> 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>
5. The submission of online application for bid with EMD shall start from 06.03.2026.
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 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 of **Rs 5,00,000/- for the property** as mentioned above 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.

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क्षेत्रीय कार्यालय, बंगलूरु
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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, Koramangala Branch"** to the credit of **A/c No.14850113035001 Indian Overseas Bank, Koramangala Branch**; Address : **# No.12, MPD Tower, Industrial Main Road, Koramangala, 5th Block, Bangalore 560095, Karnataka**; Branch Code: **1485** IFSC Code : **IOBA0001485**. Mobile No. 8925951485.

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", and "As is what 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, the highest bidder has to pay 1% income tax additionally on the highest bid amount for any sale consideration of Rs.50 Lacs and above.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Koramangala** Address: **# No.12, MPD Tower, Industrial Main Road, Koramangala, 5th Block, Bangalore 560095, Karnataka** Ph no: 8925951485 during office hours from **10:00 AM till 05:00 PM , from 04.03.2026 to 17.03.2026**.

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For Indian Overseas Bank
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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 authorized representative of e-auction service provider (<https://https://baanknet.com.psb/bidder-registration>), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, the above shall inform successful bidder 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 for e-auction will be provided by service provider M/S PSB Alliance BAANKNET Portal having office at Unit I, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037 (contact Phone No.8291220220, email id: support.baanknet@psballiance.com, 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://https://baanknet.com.psb/bidder-registration>

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas bank
क्षेत्रीय कार्यालय, बंगलूर
REGIONAL OFFICE, BANGALORE

Place: Bangalore
Date : 27.02.2026


प्राधिकृत अधिकारी/Authorised Officer
Authorized Officer

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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.