INDIAN OVERSEAS BANK
Yelahanka 1578
Pruthvi Mansion
Opp. Seshadripuram College Yelahanka
New Town, Bangalore-560064

phone: 22950335, 2950336
email: iob1578@iob.in
IFSC Code: IOBA0001578

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

S No.	Borrowers:
1.	**Mr. Sushil Kumar S/o Huvappa** Address: 2719th A Main Road, 4th Block, Nandini Layout , Bangalore - 560096

Sir,

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 18.06.2021** 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 **Indian Express, Bangalore City Edition and Samyuktha Karnataka on 18.06.2021** 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 the above-named borrowers / mortgagors have failed to pay the dues in full save after issuance of **demand notice dated 07.02.2020**. 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 **07.02.2026** is **Rs. 1,08,98,572.46 (Rupees One Crore Eight Lakh Ninety Eight Thousand Five Hundred and Seventy Two and paise Forty Six 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 10.30 AM and 4.30 PM hours with auto extension of 10 minutes through e-auction using "BAANKNET.IN"(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.

SCHEDULE OF PROPERTIES

DESCRIPTION OF PROPERTY:

Nature of Security	Particulars of Securities
Prime Security	**Schedule 'C' Property:** Apartment bearing Flat No.: 310, 'A' Block, 2nd Floor, 'A' Block, "GLOBAL NANDHANAM" situated at Kereguddadahalli, Gullahalli, Yeshwanthpura Hobli, North Taluk, Bangalore - 560090 having super built up area 1200 Sq. Ft. Consisting of Two Bedrooms, with vitrified Flooring, in the building known as "GLOBAL NANDHANAM" constructed on Schedule A Property with rights to pass through the area leading to the main road and free egress and ingress and entitled to all the common areas with covered car parking. **This property is in the name of Mr. Sushil Kumar, S/o. Mr. Huvappa.** **Schedule 'B' Property:** 240 Square Feet of undivided share of rights, title, interest in the schedule "A" property. **Schedule 'A' Property:** All the piece and parcel in respect on the Western Portion of the Southern side on the Eastern side converted land bearing Sy. No.: 6, RDPR. Prop. No.: 150200203400120573, Prop. No.: 1145/877/6 (piaki), Measuring an extent of 0-13¾ Guntas out of the land to the extent of 0-27½ Guntas, situated at Gulladahalli at Kereguddadahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk, converted vide conversion order bearing No: ALN(NY) SR.65/2011-2012 dated 11.08.2011 the order issued by the Special Deputy Commissioner, Bangalore District, Bangalore, and **Bounded on** **East by :** Government Road then remaining portion of the same land, **West by :** Remaining Western Portion of Southern Side on the Western side belongs to M/s. Indradhanush Properties (P) Ltd., **North by:** Remaining Western portion of Northern side of land in same Sy. No: 6, **South by:** Land bearing Sy. No: 7.

Yours Faithfully

Authorised officer

Place: BANGALORE

Date : 27.02.2026

इण्डियन ओवरसीज़ बैंक Indian Overseas Bank
Yelahanka – (Branch Code -1578)
Pruthvi Mansion, Opp. Seshadripuram College
Yelahanka New Town
BANGALORE-560064

BY REGD. POST WITH AD

(Issued under Rule 8(5) and 9(1) of the Security Interest (Enforcement) Rules2002)

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 (**"**BAANKNET.IN**"**)

Name and Address of the borrowers:

S No.	Borrowers:
1.	**Mr. Sushil Kumar S/o Huvappa** Address: 2719th A Main Road, 4th Block, Nandini Layout , Bangalore - 560096

Date of NPA: 31.01.2020

Date of Demand notice: 07.02.2020

Dues claimed in Demand Notice: **Rs. Rs. 62,54,134/- (Rupees One crore six lakhs forty four thousand eight hundred eighty only)** as on **31.01.2020** with further interest & costs.

Date of possession notice: 04.03.2021

Dues claimed in Possession Notice: **Rs 69,31,533.00 (Rupees Sixty Nine Lacs Thirty One Thousand Five Hundred Thirty Three Only)** as on **04.03.2021** with further interest & costs less repayments, if any, made after issuance of demand notice.

इण्डियन ओवरसीज़ बैंक यलहंका शाखा बेंगलूर-64 Yelahanka Branch Bangalore - 64 Indian Overseas Bank

[signature]

Outstanding dues as on **07.02.2026** is **Rs. 1,08,98,572.46 (Rupees One Crore Eight Lakh Ninety Eight Thousand Five Hundred and Seventy Two and paise Forty Six only)** with further interest & costs 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 Belonging to Mr. Sushil Kumar, (Borrower & Mortgagor)

Particulars of Securities
Schedule 'C' Property: Apartment bearing Flat No.: 310, 'A' Block, 2nd Floor, 'A' Block, "GLOBAL NANDHANAM" situated at Kereguddadahalli, Gullahalli, Yeshwanthpura Hobli, North Taluk, Banagalore - 560090 having super built up area 1200 Sq. Ft. consisting of Two Bedrooms, with vitrified Flooring, in the building known as "GLOBAL NANDHANAM" constructed on Schedule A Property with rights to pass through the area leading to the main road and free egress and ingress and entitled to all the common areas with covered car parking. **This property is in the name of Mr. Sushil Kumar, S/o. Mr. Huvappa.** **Schedule 'B' Property:** 240 Square Feet of undivided share of rights, title, interest in the schedule "A" property. **Schedule 'A' Property:** All the piece and parcel in respect on the Western Portion of the Southern side on the Eastern side converted land bearing Sy. No.: 6, RDPR. Prop. No.: 150200203400120573, Prop. No.: 1145/877/6 (piaki), Measuring an extent of 0-13¾ Guntas out of the land to the extent of 0-27½ Guntas, situated at Gulladahalli at Kereguddadahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk, converted vide conversion order bearing No: ALN(NY) SR.65/2011-2012 dated 11.08.2011 the order issued by the Special Deputy Commissioner, Bangalore District, Bangalore, and **Bounded on** **East by** : Government Road then remaining portion of the same land, **West by :** Remaining Western Portion of Southern Side on the Western side belongs to M/s. Indradhanush Properties (P) Ltd., **North by:** Remaining Western portion of Northern side of land in same Sy. No: 6, **South by:** Land bearing Sy. No: 7.

The reserve price and the earnest money deposit is:

S. no	**Property Details**	**Reserve Price**	**Earnest Money Deposit (EMD)**	**Bid Increase Amt**
1	Property as detailed below	Rs.54,96,000 +applicable TDS i.e 1% At present	Rs.5,49,600/-	Rs. 50,000/-

इंडियन ओवरसीज़ बैंक येलहंका शाखा बेंगलूर-64 Yelahanka Branch Bangalore - 64 Indian Overseas Bank

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

Bid increase amount: Rs. 50,000/-

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

"BAANKNET.IN" (web portal of e-auction Service provider)

इण्डियन ओवरसीज़ बैंक
यलहंका शाखा
बेंगलूर-64
Yelahanka Branch
Bangalore - 64
Indian Overseas Bank

Authorized Officer

Place: Bangalore
Date: 27.02.2026

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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.

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 Bangalore – Yelahanka Branch"** to the credit of **A/C No.15780113035001, Account Name: SARFAESI SALE PARKING ACCOUNT, Branch Code:1578 ; IFSC Code :IOBA0001578, Branch Address:** Indian Overseas Bank, Bangalore-Yelakhanka Branch Address: - Pruthvi Mansion, Opp. Seshadripuram College, Yelahanka New Town, Bangalore-560064

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.

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यलहंका शाखा
बेंगलूर-64
Yelahanka Branch
Bangalore - 64
Indian Overseas Bank

E-auction notice containing terms and conditions

1. 1. The property(ies) will be sold by e-auction through the service provider "BAANKNET.IN" under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal "BAANKNET.IN" 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 04:00 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 "BAANKNET.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 e-auction from "**BAANKNET.IN**"

5. The submission of online application for bid with EMD shall start from **28.02.2026**

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 60 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. 50,000/- 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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"BAANKNET.IN" (web portal of e-auction Service provider)

Authorized Officer

Place: Bangalore
Date: 27.02.2026

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.