



Indian Overseas Bank

VIJAYAWADA REGION- Chilakauripet Branch

D.No:7-118, RVS CVS High School

Girls Playground, Gandhipet, Chilakaluripet - 522616

Phone No:8925953186 & Email id: iob3186@iob.in

Date: 26.02.2026

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 i) **Mrs. Ganji Sujatha**, W/o. Ganji Viswanath ii) **Mr. Ganji Viswanath** S/o. G Hariprasad, have borrowed monies from Indian Overseas Bank against the mortgage of the immovable property more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a **Demand Notice** to the Borrowers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **16.07.2024** calling upon the borrowers i) **Mrs. Ganji Sujatha**, W/o. Ganji Viswanath ii) **Mr. Ganji Viswanath** S/o. G Hariprasad, to pay the amount due to the Bank, being **Rs.443371.40/- (Rupees Four Lakhs Forty Three Thousand Three Hundred Seventy One and Paise Forty Only)** as on 15.07.2024 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 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 22.11.2024 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.4,57,772.40/- (Rupees Four Lakhs Fifty Seven Thousand Seven Hundred Seventy Two and Paise Forty Only)** as on 18.11.2024 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. Bank has issued e-Auction Sale Notice dated 26.02.2026 with reserve price of Rs.5,59,000/- (Rupees Five Lakh Fifty Nene Thousand Only) against the outstanding due of Rs. 5,56,722.32/- (Rupees Five Lakhs Fifty six thousand seven hundred twenty two and paise three two only) as on 25.02.2026

The dues of the borrower as on 25.02.2026 is Rs. 5,56,722.32/- (Rupees Five Lakhs Fifty six thousand seven hundred twenty two and paise three two only) along with further



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interest 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 PROPERTIES

SCHEDULE -A

Guntur — District Registration, Chilakaluripet — Sub Registration, within the limits of Chilakaluripet (Municipality / Municipal Corporation) Purushothamapatnam area, Sy.No.s: 417,422,423,424,425,426 comprising of a total extent of Ac. 562.66 cents of land.

SCHEDULE - B

One residential flat located in BLOCK No CI 1, Flat No FF7 in First Floor admeasuring 430 sq. feet (including proportionate share in common areas) in survey No 424 of PMAY(U) - YSR JAGANANNA NAGAR, PURUSHOTHAMAPATNAM, CHILAKALURIPET along with undivided share of land 22 sq. yards out of the total block area of 574.32 sq. yards bounded by

BLOCK BOUNDARIES

NORTH : 9.00 Mts. Wide Road

SOUTH : BLOCK N0.C8

EAST: 15 .00 Mts Wide Road

WEST: BLOCK NO.C10

BOUNDARIES OF FLAT NO FF7 (IN FIRST FLOOR)

NORTH : Open to sky

SOUTH : Flat No FF-8 (Block No C11)

EAST: Flat No FF-10 (Block No C11)

WEST: Common Corridor

bearing sale deed no 9213/2022 dated 01.08.2022 executed by the urban local body of the government of AP CHILAKALURIPET Municipality represented by Sri Chukkala Govinda Rao, Commissioner Municipality in favor of Mrs. Ganji Sujatha W/o Ganji Viswanath.



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Reserve price: Rs.5,59,000/-

Earnest Money Deposit: Rs.55900/-

Date and time of e-auction	Date: 16/03/2026 Between 11.00 A.M. To 2.00 P.M. with auto extension of FIVE minutes, each till sale is completed.
EMD Remittance	The intending Bidders /Purchasers are requested to register on portal URL: https://baanknet.com/ in Sale Notice instead of PSB Alliance e-BKRAY 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 have to transfer the EMD amount using online mode in their Global EMD Wallet account by 15/03/2026 before 2.00 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.
Bid Multiplier	Rs.10,000/-
Inspection of properties	Date:02.03.2026 onwards with prior appointment with Bank
Submission of online application for bid with EMD	Dt.28.02.2026 on wards
Last date for submission of online application for BID with EMD	Dt.16.03.2026 BEFORE 2.00 PM

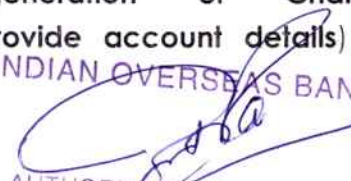
Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **URL: <https://baanknet.com/> in Sale Notice instead of PSB Alliance e-BKRAY** under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal **URL: <https://baanknet.com/> in Sale Notice instead of PSB Alliance e-BKRAY** 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 have to transfer the EMD amount using online mode in their Global EMD Wallet account by **16.03.2026 before 2.00 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 **URL: <https://baanknet.com/> in which will provide account details**) in bidders



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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 M/s. PSB Alliance portal (<https://psballiance.com>).

5. The submission of online application for bid with EMD shall start from **28.02.2026, 10:00 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 180 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.10,000/-** to the last higher bid of the bidders. **05 minutes'** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder before the expiry of 05 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" to the credit of A/C No: 31860113035001**, Indian Overseas Bank, Chilakaluripet Branch, D.No: 7-118, RVS CVS High School Girls Play Ground, Gandhipet, Chilakaluripet, Andhra Pradesh - 522616. **Branch Code: 3186, IFSC Code: IOBA0003186.**

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. Sale of Immovable Properties (Other than agricultural land) involving sale consideration of Rs.50.00 lakhs and above attracts 1% income tax. **Bank shall recover TDS at 1% on the actual Successful Bid Amount**, from the successful bidder.

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13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

14. 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.

15. 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.

16. 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.

17. Sale is subject to confirmation by the secured creditor Bank.

18. 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.

19. Applicable GST charges shall be recovered from the transferee on Plant and Machinery/Equipment.

20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Chilakaluripet Branch, D.No: 7-118, RVS CVS High School Girls Play Ground, Gandhipet, Chilakaluripet, Andhra Pradesh - 522616, during office hours till **13.03.2026** between 10.00 a.m. to 4.00 p.m.

21. 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://baanknet.com/> details of which are available on the e-Auction portal.

22. 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.



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23. Platform <https://baanknet.com/> for e-auction will be provided by service provider M/s. PSB Alliance having Registered office Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037, 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>

Place: Chilakaluripet
Date: 26.02.2026

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