

Indian Overseas Bank
Bidar Branch (2994)
DR.C. S. Patil Shopping Complex
8-9-2, Near Dist. Jail, Udgir Road, Bidar, Karnataka-585401
Email ID: iob2994@iob.in

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

To

Borrowers :	Guarantors:
M/S M.R. Enterprises (Prop. Mr. Manjunath S/o Late Mr. Rajanna) Agricultural Colony, Shree Colony, Near Hanuman Temple, Amlapur Road, Mailoor, Bidar-585403	Mrs. Shivililla W/o- Late Rajshekhar Agricultural Colony, Shree Colony, Near Hanuman Temple, Amlapur Road, Mailoor, Bidar-585403

(Loan A/c No. 299433000000027-CCETF, 299403510000013-ECLIE, 299403464000021 HOUSING LOANS)

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 21.06.2025 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 THE NEW INDIAN EXPRESS & VIJAYAVANI on 24.06.2025 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 save and except payments amounting to Rs. Nil after issuance of demand notice dated 14.11.2024, Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

After appropriating the aforesaid repayments, the dues in the loan account as on 31.03.2026 is Rs. 71,70,410.65 along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.



4. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on 26.05.2026 between 10 a.m. and 4 p.m hours with auto extension of 10 minutes through e-auction using URL: <https://baanknet.com/>.
5. 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.

Schedule of Secured Assets

Property-1:

E.M. & Extension of equitable mortgage for Housing Loan followed by Memorandum of Deposit of Title Deed of Residential Plot bearing Sy 28(P), Plot No 250, CMC 17-5-208/23, PID No.31-6-706-8/C, Ward No.31, measuring 1355.76 sq ft (126 Sq Meter) in the name of Mrs. Shivililla, W/o- Rajshekhar Situated at Agricultural Colony, Shree Colony, Near Hanuman Temple, Amlapur Road, Mailoor, Bidar-585403

Bounded by:

East- Plot No 05
West- Plot No 251
North- Plot No 249
South- 09 Mtr Wide Road

Property-2:

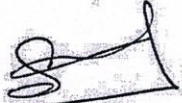
Equitable mortgage followed by Memorandum of deposit of title deed of Residential Plot bearing Sy 56/*/*, Plot No 02, GP/DCB No-91, PID No. 150600400700321028, measuring 1162.08 sq ft (108 Sq Meter) in the name of Mr. Manjunath, S/o- Rajanna situated at Bellura Village, Bidar 585226

Bounded by:

East- 09 Mtr Wide Road
West- Plot No-33
North- Plot No 01
South- Plot No 03

Place: Bidar

Date : 30.04.2026


Authorised officer

Enclosed:

1. Proposed paper publication of E-Auction Notice
2. E-auction containing Terms & Conditions





Indian Overseas Bank
Bidar Branch (2994)
DR.C. S. Patil Shopping Complex
8-9-2, Near Dist. Jail, Udgir Road, Bidar, Karnataka-585401
Email ID: iob2994@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 of Rs. 71,70,410.65 as on 31.03.2026 plus interest & costs till realization of our entire dues 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 URL: <https://baanknet.com/>

Name & address of the Borrowers/Mortgagors:

1. Mr. Manjunath S/o Late Mr. Rajanna
Agricultural Colony, Shree Colony, Near Hanuman Temple, Amlapur Road, Mailoor,
Bidar-585403

Name & address of the Guarantors /Mortgagors:

1. Mrs. Shivililla W/o- Late Rajshekhar
Agricultural Colony, Shree Colony, Near Hanuman Temple, Amlapur Road, Mailoor,
Bidar-585403

Date of NPA: 12.09.2024

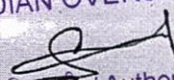
Date of Demand notice: 14.11.2024

Dues claimed in Demand Notice: Rs. 21,67,193.80 /- as on 13.11.2024 with further interest & costs.

Date of possession notice: 21.06.2025



कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK


प्रधिकृत अधिकारी / Authorized Officer

Dues claimed in Possession Notice: Rs.23,49,535.79 as on 20.06.2025 with further interest & costs Outstanding dues as on 31.03.2026 is Rs. 71,70,410.65 with further interest & costs.

SR.NO.	ACCOUNT NO.	OUTSTANDING AMOUNT
1	299433000000027	2536745.71
2	299403510000013	86215.09
3	299403464000021	4547449.85
	TOTAL	71,70,410.65

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property-1:

E.M. & Extension of equitable mortgage for Housing Loan followed by Memorandum of Deposit of Title Deed of Residential Plot bearing Sy 28(P), Plot No 250, CMC 17-5-208/23, PID No.31-6-706-8/C, Ward No.31, measuring 1355.76 sq ft (126 Sq Meter) in the name of Mrs. Shivililla, W/o- Rajshekhar Situated at Agricultural Colony, Shree Colony, Near Hanuman Temple, Amlapur Road, Mailoor, Bidar-585403

Bounded by:

East- Plot No 05
West- Plot No 251
North- Plot No 249
South- 09 Mtr Wide Road

Property-2:

Equitable mortgage followed by Memorandum of deposit of title deed of Residential Plot bearing Sy 56/*/*, Plot No 02, GP/DCB No-91, PID No. 150600400700321028, measuring 1162.08 sq ft (108 Sq Meter) in the name of Mr. Manjunath, S/o- Rajanna situated at Bellura Village, Bidar 585226

Bounded by:

East- 09 Mtr Wide Road
West- Plot No-33
North- Plot No 01
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FOR INDIAN OVERSEAS BANK
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The reserve price and the earnest money deposit is:

S. No.	Security Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amt
1.	Property -1	Rs. 77,33,283/-	Rs. 773329/-	Rs. 50,000/-
2.	Property -2	Rs. 9,75,800/-	Rs. 97580/-	Rs.50,000/-

Date & Time of auction: 26.05.2026, 10.00 AM to 4.00 PM

EMD may be deposited till 26.05.2026 up to 4.00 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 04:00 PM, from 05.05.2026 to 25.05.2026.

*Bank's dues have priority over the statutory dues

For terms and conditions please visit: URL: <https://baanknet.com/>

Date: 30.04.2026

Place: Bidar

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK

Authorised Officer
प्रधिकृत अधिकारी
Indian Overseas Bank



E-auction notice containing terms and conditions

1. The property(ies) will be sold by e-auction through the service provider URL: <https://baanknet.com/> 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/> 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 26.05.2026 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. The auction will be conducted on 26.05.2026, 10.00 am to 4.00 pm.
4. 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/> 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.
5. 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 URL: <https://baanknet.com/>
6. The submission of online application for bid with EMD shall start from 05.05.2026 till 26.05.2026.
7. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. 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.
9. 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. 50,000/- 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.
10. 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 Bidar Branch" to the credit of A/C No. 29940113035001 Indian Overseas Bank, Bidar Branch Address: - 8-9-2, Dr. C.S.Patil Complex,,Udgir Road, Near Distt. Jail, Bidar Karnataka Branch Code: 2994 IFSC Code: IOBA0002994
11. 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.
12. 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.
13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.



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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", 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.

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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

19. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% 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% income tax on the bid multiplier 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.

20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Bidar Branch Address :- 8-9-2, Dr. C.S.Patil Complex,,UDGIR Road, Near Distt Jail, Bidar Karnataka Mob. No.8925952994 during office hours from 10:00 AM till 04:00 PM, from 30.04.2026 till 25.05.2026

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 URL: <https://baanknet.com/>, details of which are available on the e-Auction portal.

22. 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.

23. Platform (<https://baanknet.com/>) for e-auction will be provided by service provider M/S BAANKNET 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 Tel :Tel: 8291220220)). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/>.

Place: Bidar

Date : 30.04.2026

कृते इण्डियन ओवर्सीज बैंक
FOR INDIAN OVERSEAS BANK

Authorized Officer

प्रधिकृत अधिकारी / Authorised Officer

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 auction on the above-mentioned date.

