



इंडियन ओवरसीज़ बैंक

INDIAN OVERSEAS BANK

Mangalore-Munnur Branch मेंगलोर-मुन्नूर शाखा

Hassan Complex, Kuthar Padavu, Munnur (Ct), हसन कॉम्प्लेक्स, कुठार पडवू, मुन्नूर (सीटी),

Mangalore, Karnataka-575017 मंगलूरु, कर्नाटक-575017

Phone No / दूरभाष: 08925952501 Email id/ ई-मेल: iob2501@iob.in)

Date:04/05/2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

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

1. Mr. Shek Zakeer

S/o Shek Abubakar

Permanent Address: Karyadi Post, Kula, Dakshin Kannada.

Karnataka- 574243

Mob- 8792196751 (**Borrower**)

2. Mr. Shek Razak

S/o Shek Abubakar

Karyadi House, VTC, Kula PO, Kula

Sub District, Bantwal , District- Dakshin Kannada

Karnataka- 574243 (**Borrower**)

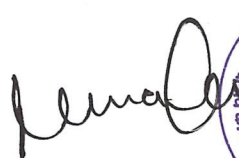
Sir/ Madam,

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 **19.02.2026** 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 Times Of India and Vijaya Karnataka 21.02.2026** 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 / guarantors have failed to pay the dues in full save and except payment amounting to **Rs. 17,95,818.13 (Rupees Seventeen Lakh Ninety Five Thousand Eight Hundred Eighteen And Thirteen Paise Only)** after issuance of **Demand notice** dated **21/10/2025** Hence it is proposed to sell the secured asset mentioned in the scheduled below on "as is where is" and "as it is what is" ' Whatever there is" condition under 13(4) of the acts 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 **04/05/2026** is **Rs. 19,10,291.05 (Nineteen lakh Ten Thousand Two Hundred Ninety-One and Five paise only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.



प्राधिकृत अधिकारी
AUTHORISED OFFICER
REGIONAL OFFICE, MANGALORE

5. We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on **11/06/2026** between 11:00 AM and 02:00 PM 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 2 daily newspapers shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

Nature of security- Particulars of securities		
Non-Agricultural immovable property situated in KULA village of Bantwal Taluk, within D. K Dist and within the Registration Sub District of Vitla and comprised in		
S.No.5-2P1-P2 portion	House Site	0.05 Acres
Property No. 151 100201000200446		202.13 Sq.Mtrs
Along with residential house in 55.76 Sq meter bearing Door No: 1-306, With all mamool and easementary right and round way, water appurtenant thereto,		
Boundaries:		
North	Portion of Same Sub Division	
East	Portion of Same Sub Division	
West	Portion of Same Sub Division	
South	Portion of Same Sub Division	
Meter North-South: Odd Site, East- West: Odd Site		
1. Amenities available: Electricity Supply Meter No. VL 9476		

* Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.) as known to Bank -Nil

Yours Faithfully



**Authorised officer
Indian Overseas Bank**

Encl:

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



इंडियन ओवरसीज़ बैंक

INDIAN OVERSEAS BANK

MANGALORE-ATTAVARA Branch मैंगलोर-अतावारा शाखा

(Zephyr Heights, NG Road, Opposite D mart,
Attavara Mangalore-575001)

ज़ेफ़िर हाइट्स, एनजी रोड, डी मार्ट के सामने, अतावारा मैंगलोर-575001

Phone No / दूरभाष: 08925953205 Email id/ ई-मेल: iob3205@iob.in)

Date: 04/05/2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of Immovable property 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 property 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**" and "**WHATEVER THERE IS**" 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 secured assets. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://baanknet.com/>)

Name and address of the borrowers/ mortgagors/ guarantors:

1. Mr. Shek Zakeer

S/o Shek Abubakar

Permanent Address: Karyadi Post, Kula, Dakshin Kannada.

Karnataka- 574243

Mob- 8792196751 (**Borrower**)

2. Mr. Shek Razak

S/o Shek Abubakar

Karyadi House, VTC, Kula PO, Kula

Sub District, Bantwal , District- Dakshin Kannada

Karnataka- 574243 (**Borrower**)

Date of NPA: **18.10.2025**

Date of Demand notice: **21.10.2025**

Dues claimed in Demand Notice: **Rs. 17,95,818.13/-** as on **21.10.2025** with further interest & costs

Date of possession notice: **19.02.2026**

Dues claimed in Possession Notice: **Rs.18,69,714.81/-** as on **19.02.2026** with further interest & costs

* Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc), as known to Bank -Nil


प्राधिकृत अधिकारी
AUTHORISED OFFICER
REGIONAL OFFICE, MANGALORE

Nature of security- Particulars of securities										
Non-Agricultural immovable property situated in KULA village of Bantwal Taluk, within D. K Dist and within the Registration Sub District of Vitla and comprised in										
S.No.5-2P1-P2 portion		0.05 Acres								
Property No. 151100201000200446	House Site	202.13 Sq.Mtrs								
Along with residential house in 55.76 Sq meter bearing Door No: 1-306, With all mamool and easementary right and round way, water appurtenant thereto, Boundaries: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">North</td> <td style="padding: 5px;">Portion of Same Sub Division</td> </tr> <tr> <td style="padding: 5px;">East</td> <td style="padding: 5px;">Portion of Same Sub Division</td> </tr> <tr> <td style="padding: 5px;">West</td> <td style="padding: 5px;">Portion of Same Sub Division</td> </tr> <tr> <td style="padding: 5px;">South</td> <td style="padding: 5px;">Portion of Same Sub Division</td> </tr> </table> Meter North-South: Odd Site, East- West: Odd Site 1. Amenities available: Electricity Supply Meter No. VL 9476			North	Portion of Same Sub Division	East	Portion of Same Sub Division	West	Portion of Same Sub Division	South	Portion of Same Sub Division
North	Portion of Same Sub Division									
East	Portion of Same Sub Division									
West	Portion of Same Sub Division									
South	Portion of Same Sub Division									

* Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.) as known to Bank -Nil

Reserve price	Rs. 27,55,000/-
Date of auction	11/06/2026
Time of auction	11:00 A.M. to 02:00 P.M. (180 Min.)
Submission of online application for bid with EMD shall start from	08/06/2026
Earnest Maney Deposit (EMD)	Rs. 2,75,500/-
Last Date of Submission of Application with EMD	10/06/2026
Inspection Date& Time:	Till 10/06/2026 during 11.00 AM to 4.00 PM
Bid increase amount	Rs. 20,000/-
Auto extension time	10 Minutes

For terms and conditions please visit:

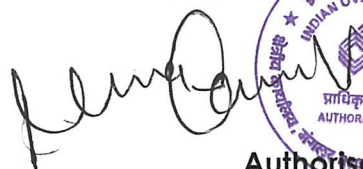
<https://www.iob.in/e-Auctions.aspx>

<https://www.publishtenders.gov.in>

<https://baanknet.com/> (web portal of e-auction of service provider)

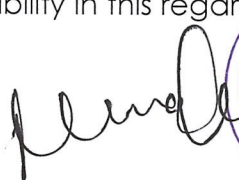
Date: 04/05/2026

Place: Munnur



Authorised Officer
Indian Overseas Bank

3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/email.
4. Bids in the prescribed formats shall be submitted "online" through the portal - (<https://baanknet.com/>) along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 04.00PM hours on **10/06/2026**
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
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 10 minutes each till the sale is concluded.
8. 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 "Indian Overseas Bank Munnur Branch" to the credit of A/C No. **25010113035001 (SARFAESI SALE PARKING ACCOUNT)** Indian Overseas Bank, - Hassan Complex, Kuthar Padavu, Munnur (Ct), Mangalore-575017) Branch Code: **2501** IFSC Code: **IOBA0002501**. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, without assigning any reason whatsoever.
12. The property is being sold on „**as is where is**“ and „**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.
13. 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.




14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.

16. 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.**

17. * 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 Number 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 must pay an amount equal to 1% of the consideration as Income Tax. For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Hassan Complex, Kuthar Padavu, Munnur (Ct), Mangalore-575017) Phone No: 8925952501

e-Platform: <https://baanknet.com/> for e-auction will be provided by service provider having **Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037**, Phone No. **+91 8291220220**, email address for technical support : **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: Munnur
DATE: 04/05/2026



Authorised Officer
INDIAN OVERSEAS BANK