



इंडियन ओवरसीज़ बैंक INDIAN OVERSEAS BANK

KADRI TEMPLE ROAD Branch, कदरी मंदिर रोड शाखा

1st Floor, City hospital Building, Mallikatte, Kadri Temple Road, Kadri,
Mangalore-575003

पहली मंजिल, सिटी हॉस्पिटल बिल्डिंग, मल्लीकट्टे, कदरी टेम्पल रोड, कादरी, मंगलौर- 575003

फोन नंबर Phone No:0824-2212552 & ईमेल आईडी Email id: iob1770@iob.in)

Date:04/05/2026

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas

1. **SHAMEEMA,**

Permanent Address: 6-105/3 KUNJATHKALA HOUSE,
PUDU VILLAGE FARANGIPET, DAKSHINA KANNADA,
MANGALORE,574143, (**Borrower**)

2. **MOHAMMED NAUSHAD,**

Permanent Address: 6-105/3, KUNJATHKALA HOUSE,
BANTWAL PUDU, DAKSHINA KANNADA,
MANGALORE,574143, (**Borrower**)

3. **MOHAMMED NAUSHAD,**

Permanent Address: 6-105/3, KUNJATHKALA HOUSE,
BANTWAL PUDU, DAKSHINA KANNADA,
MANGALORE,574143, (**Guarantor**)

have borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on **28.05.2025** calling upon the borrowers and the guarantors mentioned in Serial No. 1 and 2 to pay the amount due to the Bank, being **Rs.30,15,379.40/- (Thirty lakh fifteen thousand three hundred seventy nine and forty paise only)** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors 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 **29.08.2025** (Symbolic) - 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 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. 31,12,488.65 (Rupees Thirty-one lakh twelve thousand four hundred eighty-eight Paise only)** 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.



प्राधिकृत अधिकारी
AUTHORISED OFFICER
मंगलूर, मंगलूर REGIONAL OFFICE, MANGALORE

Description of the Immovable Property

Nature of security	Particulars of securities																														
1.Mortgage	<u>SCHEDULE – A</u> <u>DESCRIPTION OF THE PROPERTY</u> Non-Agricultural Immovable property held on Warg right situated at a crossroad at Kallapu Patla Road in Permanner Village of Mangalore Taluk within the limits of Ullal City Municipal Council and within Registration Sub District of Mangalore Taluk D. K District and comprised in: <table><tr><th>S. No:</th><th>Kissam</th><th>Extent</th></tr><tr><td>25/4P2</td><td>Converted</td><td>0.01.00</td></tr><tr><td>25/3BP2</td><td>Converted</td><td>0.03.50</td></tr><tr><td>25/4P5</td><td>Converted</td><td>0.04.00</td></tr><tr><td>25/5P3-P2</td><td>Converted</td><td>0.08.50</td></tr><tr><td>25/5P4-P3</td><td>Converted</td><td>0.13.50</td></tr><tr><td>25/5P5</td><td>Converted</td><td>0.13.50</td></tr><tr><td>25/3BP1-3</td><td>Converted</td><td>0.08.50</td></tr><tr><td>25/5P1</td><td>Converted</td><td><u>0.02.50</u></td></tr><tr><td></td><td>Total</td><td>0.55.00</td></tr></table> Property No.18-2-516-83/A-0-3 With all mamool and easementary rights, appurtenant thereto.	S. No:	Kissam	Extent	25/4P2	Converted	0.01.00	25/3BP2	Converted	0.03.50	25/4P5	Converted	0.04.00	25/5P3-P2	Converted	0.08.50	25/5P4-P3	Converted	0.13.50	25/5P5	Converted	0.13.50	25/3BP1-3	Converted	0.08.50	25/5P1	Converted	<u>0.02.50</u>		Total	0.55.00
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	<u>SCHEDULE - 'B'</u> (Description of Apartment) Apartment of 2BHK measuring 1,100 Sq. Ft in the Ground Floor, Flat No: 103, bearing Door no.2-118/20(3) situated at “Astoria Apartments” at Permanner Kallapu, Mangalore Taluk, together with 2.06% undivided right title and interest in the schedule “A” property together with a exclusive car parking slot no.103 in the basement floor of the said apartment building. Having Municipal Khatha in Form 3 issued by Chief officer of Ullal Municipality bearing property No.18-2-516-83/A-0-3, ward No.18, Kerebail, pertaining to residential apartment bearing Undivided Property identification No.18-2-516-83 for Flat No.103 having super built-up area of 102.193 Sq. Mtrs (1,100 Sq. Ft.). Parking available . Boundaries: <table><tr><td>North</td><td>Portion of same</td></tr><tr><td>South</td><td>Portion of same</td></tr><tr><td>East</td><td>S. Line</td></tr><tr><td>West</td><td>Road</td></tr></table>	North	Portion of same	South	Portion of same	East	S. Line	West	Road																						
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Reserve price	₹. 20,52,750.00
Date of auction	26/05/2026
Time of auction	11:00 A.M. to 02:00 P.M. (180 Min.)
Earnest Maney Deposit (EMD)	₹. 2,05,275.00
Earnest Maney Deposit (EMD) Start Date	09/05/2026
Last Date of Submission of Application with EMD	25/05/2026
Inspection Date& Time:	Till 25/05/2026 during branch hours
Bid increase amount	Rs. 20,000/-
Auto extension time	10 Minutes

For terms and conditions please visit:

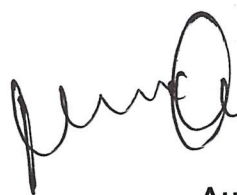
<https://www.iob.in/e-Auctions.aspx>

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

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

Date: 04/05/2026

Place: Kadri Temple Road Branch




**Authorised Officer
Indian Overseas Bank**

The dues of the borrower as on **04/05/2026** is **Rs. 33,88,304.20/- (Thirty Three Lakh Eighty Eight Thousand Three Hundred Four and Twenty Paise Only)** after reckoning repayments, if any, after the Bank issuing 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 PROPERTY (IES)

Non-Agricultural immovable property situated at Vitla Kasaba Village, Bantwal Taluk within Sub Registration District and comprised in Vitla Town Municipal Khata No: in form No.3 is 1450122336, Ward No.18 Containing one house bearing Vitla Municipal D. No.7-397-A3, having plinth area 143.21 Sq. Mtrs. and property extent of 242.76 Sq. Mtrs. with all mamool easementary rights, Right of Way, Water, Light, etc. appurtenant thereto. Parking available

Boundaries of the property as per Vitla Town Municipal Khata in form No.3

North	Portion of S.No. 238/10
East	Portion of S.No./ 238/4
West	Portion of S.No. 238/3 & S.No.238/5
South	Portion of S.No. 238/4

(Meter: North-South: Odd Site, East-West: Odd Site)

Boundaries

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

Reserve price	₹. 20,52,750.00
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Bid increase amount	Rs. 20,000/-
Auto extension time	10 Minutes

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank's approved service provider baanknet (psballiance) under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in (<https://baanknet.com/>) (service provider's website).
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 **25/05/2026**



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 favour of "**Indian Overseas Bank Kadri Temple Road Branch**" to the credit of A/C No. **17700113035001 (SARFAESI SALE PARKING ACCOUNT)** Indian Overseas Bank, - 1st Floor City Hospital Building Mallikatte Kadri Temple Road Mangalore 575003 ; Branch Code: **1770** IFSC Code: **IOBA0001770**. The balance amount of sale price shall be paid within 30 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.

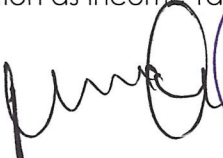
14. Sale is subject to confirmation by the secured creditor.

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 1st Floor City Hospital Building Mallikatte Kadri Temple Road Mangalore 575003 Phone No: 0824-2212552 & 8925951770

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: Kadri Temple Road
DATE: 04/05/2026



Authorised Officer
INDIAN OVERSEAS BANK

