



Indian Overseas Bank
Kadavanthara Branch,
Madaparambil Buildings, K P Vallon Road Ernakulam-682020.
Ph : 0484- 2311755, 8925953671 Mail: iob3671@iob.in Web: www.iob.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Provision to Rule 8(6) of Security Interest (Enforcement) Rules]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers/Guarantors/Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of the Bank as Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26/05/2026**, for recovery of Rs. 70,30,778.39/- due to the Bank as the Secured Creditor as on 04/05/2026 from the borrowers/guarantors/mortgagors **1) Mr. M P George (Borrower/ Mortgagor)**, S/o M V Poulse, 45/22, Maliyekkal House, Lourdes Hospital Road, Pachalam, Ernakulam-682021 **and 2) Mrs. Rimi George (Guarantor)**, w/o Mr. M P George, 45/22, Maliyekkal House, Lourdes Hospital Road, Pachalam, Ernakulam-682021.

SCHEDULE OF PROPERTY (IES)

Property consisting of 4.05 ares of land and 2500 sqft residential building SY No 176/1 in Kayayannur Tk, near Lourdes Hospital road, Pachalam, Ernakulam in the name of M P George

Boundaries:-

East : Property belonging to Church
West : Property belonging to Church
North : Property belonging to Church
South : Property of Moossa and Fernandez

Reserve Price	Rs.1,73,76,000/-
EMD	Rs.17,37,600/-

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://baanknet.com>.

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी Authorized Officer
क्षेत्र का प्रमुख अधिकारी Regional Officer
Ernakulam

Date: 05/05/2026
Place: Ernakulam

For and On behalf of Indian Overseas Bank



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

Date and Time of E auction	On 26/05/2026 between 11 am and 2 pm with auto extension of 10 minutes each till the sale is completed
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1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com/eauction-psb/bidder-registration> using their email-id and mobile number. Further, they are requested to do the profile registration after completing e-KYC with Digi locker, photo verification using Selfie- KYC and account number verification using Penny-drop KYC. Once the KYC documents are verified by e-auction service provider the registration is made successful on the same day, the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account before the date of auction. 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/UPI mode through <https://baanknet.com> 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 portal (<https://baanknet.com>).
5. The submission of online application for bid with EMD shall start from 11/05/2026.
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 11am to 02 pm 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. 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.1,00,000/- 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.
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 "SARFAESI SALE PARKING ACCOUNT" with Indian Overseas Bank, Kadavanthara Branch" to the credit of A/C No.36710113035001 Branch code: 3671; IFSC Code IOBA0003671.



- कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी Authorized Officer
 क्षेत्र का, एम्पावरड एग्जिक्यूटिव
 For and on behalf of Indian Overseas Bank

