Indian Overseas Bank, T.Subbulapuram Branch
No1, Railway station road, Behind Varadharaja complex, Dindigul -624001
Contact no: 8925952704, E-mail- iob2704@iob.in

Date: 05.05.2026

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

To

1. MR. Madasamy s/o Karuppaiah (Borrower),
4/26, NORTH STREET T. SUBBULAPURAM,
ANDIPATTI – 625218

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 07.09.2021 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 Indian Express & Dinamani on 10.09.2021 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 after issuance of demand notice dated 17.04.2021. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "**As is where is", "As is what is" and "Whatever there is**" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the repayments if any, the dues in the loan account is **Rs 6,02,166.72/-** (Rupees Six lakhs two thousand one hundred sixty six and paise seventy two only) as on 04.05.2026 along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. 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 10.00 A.M and 4.00 P.M hours with auto extension of **auto extension of 10 minutes through** e-auction using **https://baanknet.com/.**
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 The Indian Express & Dinamani shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets:

All that part and parcel of land measuring an extent of 2177.50 Sq. ft. With temporary GI sheet building thereon situated at Survey Nos. 439/2A, 440/1A, 440/2A & 3A, Block No.20, East Street, T.Subbulapuram Hamlet, Thimmarasanayakanur Village, Andipatti taluk Theni District.

Indian Overseas Bank SARFAESI प्राधिकृत अधिकारी Authorized Officer इंडियन ओवरसीज़ बैंक

DIMENSIONS OF THE SITE WITH RESPECT TO DIRECTIONS	AS PER LEGAL OPINION	AS PER ACTUALS
NORTH	32.6 FEET	38.3. FEET
SOUTH	32.6 FEET	39.9 FEET
EAST	67.0 FEET	59.0 FEET
WEST	67.0 FEET	59.0 FEET

BOUNDARIES:
North - Lane & house site belonged to Saravanan, South – Lane & house site belonged to Arjunan, East - Lane & house site belonged to Muthu, West - Street

Area of the land as per deed: – 2177.50 sq.ft, Area as per the actuals : 2301.00 sq.ft.

Area considered for valuation (least of the two): 2177.50 sq.ft

Latitude: 10.017415, Longitude: 77.660236

Yours Faithfully

For Indian Overseas Bank

Authorised officer

Indian Overseas Bank

Indian Overseas Bank SARFAESI प्राधिकृत अधिकारी Authorized Officer

Encl:

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

Indian Overseas Bank, T.Subbulapuram Branch
No1, Railway station road, Behind Varadharaja complex, Dindigul -624001
Contact no: 8925952704, E-mail- iob2704@iob.in

Date: 05.05.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property/ies 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 **constructive** possession of the following property/ies 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", "As is what is" 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 property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal **https://baanknet.com/**

1. **MR. Madasamy s/o Karuppaiah (Borrower),**
   4/26, NORTH STREET T. SUBBULAPURAM,
   ANDIPATTI – 625218

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Latitude: 10.017415, Longitude: 77.660236

Indian Overseas Bank SARFAESI प्राधिकृत अधिकारी Authorized Officer

Date of NPA:	30.01.2021
Date of Demand notice:	17.04.2021
Dues claimed in Demand Notice	Rs. 2,91,185.00 (Rupees Two lakhs ninety-one thousand one hundred and eighty-five only)
Date of possession notice:	07.09.2021
Dues claimed in Possession Notice:	Rs. 3,01,959.00 (Rupees Three lakh one thousand nine hundred and fifty-nine only)
The dues of the borrower is **Rs 6,02,166.72/-** (Rupees Six lakhs two thousand one hundred sixty six and paise seventy two only) as on 04.05.2026 after appropriating repayments if any, along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.	

Date and time of e-auction: 26.05.2026 between 10.00 A.M. to 4.00 P.M. with auto extension of 10 minutes each till sale is completed at the platform of **https://baanknet.com/**			
Reserve Price/ EMD/ Bid Multiplier	**Reserve price in**	**EMD amount**	**Bid Multiplier (in Rs.)**
	Rs.6,50,000.00	**Rs 6,50,000.00**	**25,000.00**
Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from 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.			
Known Encumbrance if any	Not known - * The bidders are advised to make their own enquiries regarding outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) and Bank will not take any responsibility for the same. All statutory dues to be borne by the auction purchaser. ***Bank's dues have priority over the Statutory dues.**		
*Outstanding dues Rs……….. of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)			

- The submission of online application for bid with EMD shall start from **11.05.2026**
- Inspection of Property -With prior appointment on any bank working day from **11.05.2026**
- For terms and conditions of auction sale please visit website:
  (1) **https://baanknet.com/** **(2)** www.iob.in

This publication is also a 15 days' notice to the Borrower/s/ Mortgagor/s/ Guarantor/s of the above loans under Rule 8(6) of SARFAESI act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General. For sale of secured assets for terms and conditions please visit our web portal www.iob.in and **https://baanknet.com/**.

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank
मुख्य प्रबंधक / Chief Manager
क्षे.का., डिंडुक्कल / R.O., Dindigul

Date: 05.05.2026
Place: Dindigul

Authorised Officer
Indian Overseas Bank

Indian Overseas Bank
SARFAESI
प्राधिकृत अधिकारी
Authorized Officer
इण्डियन ओवरसीज़ बैंक

Indian Overseas Bank, T.Subbulapuram Branch
No1, Railway station road, Behind Varadharaja complex, Dindigul -624001
Contact no: 8925952704, E-mail- iob2704@iob.in

Date: 05.05.2026

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 **MR. Madasamy s/o Karuppaiah (Borrower),** has 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 17.04.2021 calling upon the borrower and guarantor **MR. Madasamy s/o Karuppaiah respectively** to pay the amount due to the Bank, being Rs. 2,91,185.00 (Rupees Two lakhs ninety-one thousand one hundred and eighty-five 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 07.09.2021 under Section 13 (4) of the Act with the right to sell the same in **"As is where is"** ,**"As is what is"** and **"Whatever there is"** basis under Section13(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. 3,01,959.00 (Rupees Three lakh one thousand nine hundred and fifty-nine 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.

After appropriating the repayments if any, the dues in the loan account is
Rs 6,02,166.72/- (Rupees Six lakhs two thousand one hundred sixty six and paise seventy two only) as on 04.05.2026 along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
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)

Schedule of Secured Assets:

All that part and parcel of land measuring an extent of 2177.50 Sq. ft. With temporary GI sheet building thereon situated at Survey Nos. 439/2A, 440/1A, 440/2A & 3A, Block No.20, East Street, T.Subbulapuram Hamlet, Thimmarasanayakanur Village, Andipatti taluk Theni District.

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Indian Overseas Bank SARFAESI प्राधिकृत अधिकारी Authorized Officer

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Area considered for valuation (least of the two): 2177.50 sq.ft

Latitude: 10.017415, Longitude: 77.660236

<table>
<tr><td colspan="4">Date and time of e-auction: 26.05.2026_between 10.00 A.M. to 4.00 P.M. with auto extension of 10 minutes each till sale is completed at the platform of https://baanknet.com/</td></tr>
<tr><td rowspan="2">Reserve Price/ EMD/ Bid Multiplier</td><td>Reserve price in</td><td>EMD amount</td><td>Bid Multiplier (in Rs.)</td></tr>
<tr><td>Rs.6,50,000.00</td><td>Rs 65,000.00</td><td>25,000.00</td></tr>
<tr><td colspan="4">Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from 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.</td></tr>
<tr><td>Known Encumbrance if any</td><td colspan="3" rowspan="2">Not known - * The bidders are advised to make their own enquiries regarding outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) and Bank will not take any responsibility for the same. All statutory dues to be borne by the auction purchaser.
*Bank's dues have priority over the Statutory dues.</td></tr>
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<tr><td colspan="4">• The submission of online application for bid with EMD shall start from 11.05.2026
• Inspection of Property -With prior appointment on any bank working day from 11.05.2026
• For terms and conditions of auction sale please visit website:
(1) https://baanknet.com/ (2) www.iob.in
This publication is also a 15 days' notice to the Borrower/s/ Mortgagor/s/ Guarantor/s of the above loans under Rule 8(6) of SARFAESI act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General. For sale of secured assets for terms and conditions please visit our web portal www.iob.in and https://baanknet.com/.</td></tr>
</table>

Terms and Conditions

1. 1.The properties will be sold by e-auction through the service provider **https://baanknet.com/**under the supervision of the of the Authorized Officer of the bank.

Indian Overseas Bank SARFAESI प्राधिकृत अधिकारी Authorized Officer इण्डियन ओवरसीज़ बैंक

2. The intending Bidders /Purchasers are requested to register on portal **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 must transfer the EMD amount using online mode in his **Global EMD Wallet account by 25.05.2026 at 5.00 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 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.
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 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 (>=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 360 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 as mentioned against each property 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. **In case of single bidder, the minimum acceptable bid will be at least one bid increment higher than the reserve price as mentioned against each property.**
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 "**Indian Overseas Bank T. Subbulapuram Branch" to the credit of A/C. No 27040113035001 – SARFAESI SALE PARKING ACCOUNT, Indian Overseas Bank, T.Subbulapuram Branch Code: 2704, IFSC Code: IOBA0002704.**
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. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
13. 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.
14. 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.

15. 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.
16. Sale is subject to confirmation by the secured creditor Bank.
17. 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.
18. *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.
19. *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.
20. 18A.E Auction Service Charges if any to be borne by the participants/Bidder.
21. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, T.Subbulapuram Branch during office hours till 08.03.2026.
22. 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 assistant is required before or during e-auction process, the bidder may contact authorised representative of e-auction service provider (**https://baanknet.com/**, details of which are available on the e-Auction portal.
23. 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.
24. Platform (**https://baanknet.com/**,) for e-auction will be provided by service provider M/S BAANKNET Limited having Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037** (contact Phone & Toll-free Numbers +918291220220 & E Mail-**support.baanknet@psballiance.com** operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website (**https://baanknet.com/**,)

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager **Mr. PONMUTHUKUMAR B,** Indian Overseas Bank, T. Subbulapuram Branch - **Mob No: 8925952704, 9003383809, Authorized officer regional office Dindigul -9445415272, Dealing officer, regional office Dindigul -7200298954** during office hours.

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

मुख्य प्रबधक / Chief Manager
क्षे.का., डिंडुक्कल / R.O., Dindigul

Place: Dindigul
Date: 05.05.2026

Authorized Officer
Indian Overseas Bank

Indian Overseas Bank
SARFAESI
प्राधिकृत अधिकारी
Authorized Officer
इण्डियन ओवरसीज़ बैंक