

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

To

1. Mr. M Mohammed Jaheed
 S/o.Azeem Mehatar
 Permanent Address: 28-1587-A, Goods Shed, Nandyal-518501
2. Mrs.M Sameena Parveen
 W/o.M Mohammed Jaheed
 Permanent Address: 28-1587-A, Goods Shed, Nandyal-518501
3. M/s.Sulaymaan Chicken and Egg Center
 Prop : M Mohammed Jaheed
 Place of Business : 25th ward, Saleem Nagar, Nandyal-518501
4. Mr.Shaik Basheer Ahmad
 S/o.Shaik Yusuf Miya
 6/98D, Abhandam Tanda, Kottapalli, Nandyal-518501

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 **02.02.2026** issued to you regarding taking possession of the secured assets as morefully described in the schedule below and the publication of the said possession notice in **Eenadu**, dated **04.02.2026** and **The HINDU** on **04.02.2026** 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 payments amounting to **Rs. Nil** after issuance of demand notice dated **14.12.2024**. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what 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 aforesaid repayments, the dues in the loan account as on **21.05.2026** is **Rs 4360899.25** (Rupees Forty Three Lakhs Sixty thousand Eight hundred and ninety nine rupees and twenty five paise only) along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

Recd. *[Signature]*
 22/5/26



5. We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on **29.06.2026 between 11.00 AM to 1.00PM hours** with auto extension of 30 minutes through e-auction using <https://www.job.in/e-Auctions.aspx> (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 **Eenadu(daily)** and **The New Indian Express** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of the secured Assets

Residential house H No :28-1587-A, Goods Shed, Ali Nagar, Nandyal-518501 at Sy No. 361/1 to an extent of land 133.10 Sq.yards, standing in the name of M Mohammad Jaheed.

Boundaries :

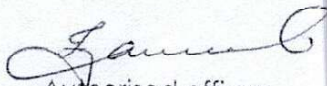
East : No :16 land of Nagoji Rao

West :Road

North :Land of B P Venkataiah

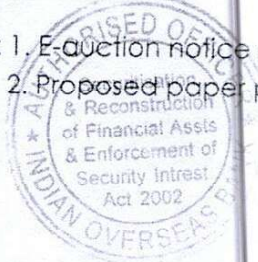
South :House of Vendor of applicant

Yours Faithfully



Authorized officer

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



PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES.



INDIAN OVERSEAS BANK

Nandyal Branch (0718).25/427/3,Ground Floor,R.S Road,Nandyal-518501
Contact Number :8925950718 &email Id :iob0718@iob.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPOERTIES

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 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 BASIS" and „AS IS WHAT IS BASIS" 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://www.baanknet.com>

Name and Address of the Borrower	Name & address of the Guarantors
1. Mr. M Mahammed Jaheed S/o.Azeem Mehatar Permanent Address: 28-1587-A, Goods Shed, Nandyal-518501 (Borrower cum Mortgagor)	1. Mr.Shaik Basheer Ahmad S/o.Shaik Yusuf Miya 6/98D, Abhandam Tanda, Kottapalli,Nandyal-518501 (Guarantor)
2. Mrs.M Sameena Parveen W/o.M Mahammed Jaheed Permanent Address: 28-1587- A,Goods Shed, Nandyal-518501 (Borrower)	
3. M/s.Sulaymaan Chicken and Egg Center Prop : M Mahammed Jaheed Place of Business : 25 th ward, Saleem Nagar, Nandyal-518501 (Borrower)	



Date of NPA	01.12.2024
Date of Demand notice	14.12.2024
Dues claimed in Demand Notice	Rs.3803581.90(Rupees Thirty eight lakhs three thousand five hundred and eighty one rupees ninety' paisa only) as on 14.12.2024 with further interest & costs.
Date of Symbolic possession notice	02.02.2026
Dues claimed in Possession Notice:	Rs.42,97,969.25(Forty Two lakhs ninety seven thousand nine hundred and sixty nine rupees and two five paisa only) as on 02.02.2026 with further interest & costs
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	To be ascertained by the bidders and to be paid by the successful bidder.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Residential house H No :28-1587-A, Goods Shed, Ali Nagar, Nandyal-518501 at Sy No. 361/1 to an extent of land 133.10 Sq.yards, standing in the name of M Mohammad Jaheed.

Boundaries :

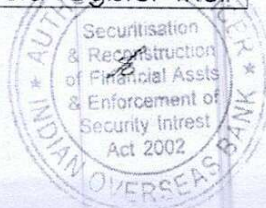
East : No :16 land of Nagoji Rao

West :Road

North :Land of B P Venkataiah

South :House of Vendor of applicant

Reserve price	Rs.70,11,000/-
Date & Time of auction	29.06.2026 @ 11.00AM to 1.00 PM
EMD	Rs.7,01,100/-
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.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 29.06.2026 before 1.00 PM. Intending bidders shall have a valid email address and should register their



	name/account by login to website of the aforesaid service provider.
Bid increase amount	Rs.20000/-
Auto extension time	5 minutes for each property till sale is completed.
Known Encumbrance if any	Nil
Inspection Date & Time	22.05.2026 to 26.06.2026 @5.00 PM with prior appointment from bank.
submission of online application for BID with EMD	25.05.2026 onwards
Last date for submission of online application for BID with EMD	29.06.2026 before 1 PM
*Outstanding dues of Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.)	To be ascertained by the bidders and to be paid by the successful bidder.

*Bank's dues have priority over the Statutory dues

For terms and conditions Please visit:

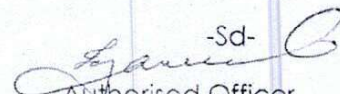
<https://www.iob.in/e-Auctions.aspx>

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

.....(web portal of e-auction of service provider)

Date: 21.05.2026

Place : NANDYAL

-Sd-

 Authorised Officer

Indian Overseas Bank



ANNEXURE 17

FORMAT OF E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES



INDIAN OVERSEAS BANK

Nandyal Branch (0718),

25/427/3, Ground Floor, R.S Road, Nandyal-518501

Contact Number :8925950718 & email Id :iob0718@iob.in

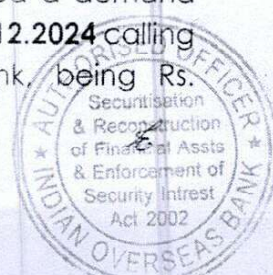
e-AUCTION SALE NOTICE

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

Whereas

Name and Address of the Borrower	Name & address of the Guarantors
1. Mr. M Mohammed Jaheed S/o.Azeem Mehatar Permanent Address: 28-1587-A, Goods Shed, Nandyal-518501 (Borrower cum Mortgagor)	1. Mr.Shaik Basheer Ahmad S/o.Shaik Yusuf Miya 6/98D, Abhandam Tanda, Kottapalli,Nandyal-518501 (Guarantor)
2. Mrs.M Sameena Parveen W/o.M Mohammed Jaheed Permanent Address: 28-1587- A, Goods Shed, Nandyal-518501 (Borrower)	
3. M/s.Sulaymaan Chicken and Egg Center Prop : M Mohammed Jaheed Place of Business : 25 th ward, Saleem Nagar, Nandyal-518501 (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 **14.12.2024** calling upon the borrowers to pay the amount due to the Bank, being Rs.



Rs.3803581.90(Rupees Thirty eight lakhs three thousand five hundred and eighty one rupees ninety paise only) as on-14.12.2024 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 **02.02.2026**- 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.42,97,969.25(Forty Two lakhs ninety seven thousand nine hundred and sixty nine rupees and two five paise only)** as on **02.02.2026** 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.

The dues of the borrower as on **21.05.2026** works out to **Rs 4360899.25 (Forty Three Lakhs Sixty thousand Eight hundred and ninety nine rupees and twenty five paise only)** after reckoning repayments, if any, amounting to Rs. Nil subsequent to 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)

(Complete description of the security along with boundaries to be given)

Description of the Property	
Residential house H No :28-1587-A, Goods Shed, Ali Nagar, Nandyal-518501 at Sy No. 361/1 to an extent of land 133.10 Sq.yards, standing in the name of M Mohammad Jaheed.	
Boundaries :	
East : No :16 land of Nagoji Rao	
West :Road	
North :Land of B P Venkataiah	
South :House of Vendor of applicant	

Date and time of e-auction	29.06.2026 & 11.00 AM to 1.00 PM with auto extension of 30 minutes each till sale is completed.
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Reserve Price	Rs.70,11,000/-
Earnest Money Deposit	Rs.7,01,100/-
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.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 25.06.2026 before 3.30 PM. Intending bidders shall have a valid email address and should register their name/account by login to website of the aforesaid service provider.
Bid Multiplier	Rs.20000/- (the amount in multiples of which the bid is to be increased)
Inspection of property	25.05.2026 to 26.06.2026 @5.00 PM with prior appointment from bank.
Submission of online application for bid with EMD	25.05.2026 onwards
Last date for submission of online application for BID with EMD	29.06.2026 before 1 PM
known Encumbrance if any	
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	To be ascertained by the bidders and to be paid by the successful bidder.

*Bank"s dues have priority over the Statutory dues

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://www.baanknet.com> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.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 **29.06.2026 before 1.00 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://www.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 (<https://www.baanknet.com>).

5. The submission of online application for bid with EMD shall start from **29.09.2025 11.00 AM onwards**.

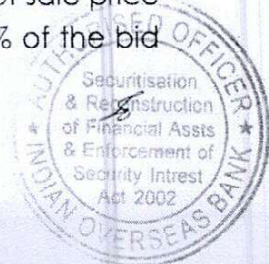
6. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 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.20,000/-** to the last higher bid of the bidders. **5 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 5 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 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 "**SARFAESI SALE PARKING ACCOUNT**", **Indian Overseas Bank, Nandyal Branch** to the credit of **A/C No: 07180113035001, Indian Overseas Bank, Nandya Branch, 25/427/3, Ground Floor, R.S Road, Nandyal Dist-518501. Branch Code:0718, IFSC Code: IOBA0000718.**

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

18. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Nandyal Branch, **25/427/3, Ground Floor, R.S Road, Nandyal-518501** during office hours from 25.05.2026 to 26.06.2026 @ 5.00 PM with prior appointment from bank

19. 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 authorized representative of e-auction service provider (<https://www.baanknet.com>) details of which are available on the e-Auction portal.

20. 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-

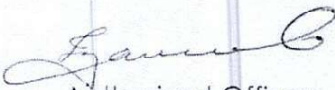


mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

21. Platform <https://www.baanknet.com> for e-auction will be provided by service provider M/s PSB Alliance having Registered Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (contact Phone & Help desk: +91 82912 20220 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://www.baanknet.com>

PLACE: Nandyal

Date : 21.05.2026


Authorised Officer

