



इंडियन ओवरसीज़ बैंक

INDIAN OVERSEAS BANK

नपोकलु शाखा Napoklu Branch

बस स्टैंड के नज़दीक बी एच रोड पी पी सर्कल आरसीकेरे हासन जिला कर्नाटक ५७३१०३

Near Bus Stand, B.H.Road, Arsikere, Hassan District, Karnataka – 573103

Phone: 08174-230333,

e-mail: iob2592@iob.in

SALE NOTICE OF IMMOVABLE SECURED ASSETS

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

To,

Date: 06/06/2026

1. YUNUS P M

S/o- MOHAMMED ALI P M

192/A FMC ROAD NAPOKLU, KODAGU DISTRICT

MADIKERI- KARNATAKA-571214

(**Borrower**)

2. ZEENATH K E

D/O IBRAHIM, YEMMEMADU

KODAGU, MADIKERI, KARNATAKA- 571214

(**Borrower**)

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 27/10/2025 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 New Indian Express and Vijay Vani on 01/11/2025 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 Securitization 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 **₹. 21,53,327.05 (Twenty one Lakh Fifty three Thousand Three Hundred Twenty Seven and Five Paise only)** after issuance of demand notice dated 30/06/2025 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" 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 aforesaid repayments, the dues in the loan account as on **06/06/2026** is **Rs. 22,76,197.24 (Rupees Twenty-Two Lakh Seventy Six Thousand One Hundred Ninety Seven and Twenty Four paise only)** 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 25.06.2026 between 11:00 A.M. and 02:00 P.M. hours with 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 2 daily newspapers shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

Nature of security	Particulars of securities								
Mortgage	Property bearing Property No 151800103000620149 SY No- 67/23 situated at Yemmamadu Village, Yemmamadu Grama Panchayat, Madikeri Block, Kodagu District measuring 400 Sq mtrs and bounded on the: Boundaries: <table><tr><td>North</td><td>Block 1 of Sy no 67/17</td></tr><tr><td>South</td><td>Road</td></tr><tr><td>East</td><td>Block I of SY no 67/17</td></tr><tr><td>West</td><td>Block I of SY no 67/17</td></tr></table>	North	Block 1 of Sy no 67/17	South	Road	East	Block I of SY no 67/17	West	Block I of SY no 67/17
North	Block 1 of Sy no 67/17								
South	Road								
East	Block I of SY no 67/17								
West	Block I of SY no 67/17								

Yours Faithfully



Authorised officer

Encl:

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



इंडियन ओवरसीज़ बैंक

INDIAN OVERSEAS BANK

नपोकलु शाखा Napoklu Branch

बस स्टैंड के नज़दीक बी एच रोड पी पी सर्कल आरसीकेरे हासन जिला कर्नाटक ५७३१०३

Near Bus Stand, B.H.Road, Arsikere, Hassan District, Karnataka – 573103

Phone: 08174-230333,

e-mail: iob2592@iob.in

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 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” 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/>

3. YUNUS P M

S/o- MOHAMMED ALI P M

192/A FMC ROAD NAPOKLU, KODAGU DISTRICT

MADIKERI- KARNATAKA-571214

(Borrower)

4. ZEENATH K E

D/O IBRAHIM, YEMMEMADU

KODAGU, MADIKERI, KARNATAKA- 571214

(Borrower)

Date of NPA: 24.06.2025

Date of Demand notice: 30.06.2025

Dues claimed in Demand Notice: Rs. 21,53,327.05 as on 30.06.2025 with further interest & costs

Date of possession notice: 27.10.2025

Dues claimed in Possession Notice: Rs. 22,18,547.01 as on 27.10.2025 with further interest & costs

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



DESCRIPTION OF THE IMMOVABLE PROPERTY

Property bearing Property No 151800103000620149 SY No- 67/23 situated at Yemmemadu Village, Yemmemadu Grama Panchayat, Madikeri Block, Kodagu District measuring 400 Sq mtrs
Lat:12.327356 & long: 75.65088

Boundaries:

North	Block 1 of Sy no 67/17
South	Road
East	Remaining portion of S. No.67/17
West	Remaining portion of S. No.67/17

Reserve price	Rs. 61,62,000/-
Date of auction	25.06.2026
Time of auction	11:00 A.M. to 02:00 P.M.
Earnest Money Deposit (EMD)	Rs. 6,16,200/-
Remittance of EMD starts from	09.06.2026
Last Date of Submission of Application with EMD	24.06.2026
Inspection Date & Time:	Till 24.06.2026 during branch hours
Bid increase amount	Rs. 50,000/-
Auto extension time	10 Minutes

Known Encumbrance if any: NIL

***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>

<https://banknet.com/>



Date: 06.06.2026

Place: Napoklu

**Authorised Officer
Indian Overseas Bank**





इंडियन ओवरसीज़ बैंक

INDIAN OVERSEAS BANK

नपोकलु शाखा Napoklu Branch

बस स्टैंड के नज़दीक बी एच रोड पी पी सर्कल आरसीकेरे हासन जिला कर्नाटक ५७३१०३

Near Bus Stand, B.H.Road, Arsikere, Hassan District, Karnataka – 573103

Phone: 08174-230333,

e-mail: iob2592@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 **Mr. Yunus P M & Zeenath K E**, 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 30.06.2025 calling upon the borrowers **Mr. Yunus P M & Zeenath K E**, to pay the amount due to the Bank, being Rs. 21,53,327.05 (Rupees Twenty one Lakh Fifty Three Thousand three hundred and twenty Seven and Five Paise Paisa) as on 30.06.2025 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 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 27.10.2025 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" and "Whatever there 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. 22,18,547.01 (Rupees Twenty two Lakh Eighteen Thousand Five Hundred fourty seven and one Paisa) as on 27.10.2025 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 **06/06/2026** is **Rs. 22,76,197.24 (Rupees Twenty Two Lakh Seventy Six Thousand One Hundred Ninety Seven and Twenty Four paise only)** after reckoning repayments, if any, subsequent to the Bank issuing demand notice, 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)

Property bearing Property No 151800103000620149 SY No- 67/23 situated at Yemmemadu Village, Yemmemadu Grama Panchayat, Madikeri Block, Kodagu District measuring 400 Sq mtrs
Lat: 12.327356 & long: 75.65088



[Handwritten Signature]

Boundaries:

North	Block 1 of Sy no 67/17
South	Road
East	Remaining portion of S. No.67/17
West	Remaining portion of S. No.67/17

Reserve price	Rs. 61,62,000/-
Date of auction	25.06.2026
Time of auction	11:00 A.M. to 02:00 P.M.
Earnest Maney Deposit (EMD)	Rs. 6,16,200/-
Remittance of EMD starts from	09.06.2026
Last Date of Submission of Application with EMD	24.06.2026
Inspection Date& Time:	Till 24.06.2026 during branch hours
Bid increase amount	Rs. 50,000/-
Auto extension time	10 Minutes

Known Encumbrance if any- **NIL**

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.) known to the bank- NIL

*Bank's dues have priority over the Statutory dues.

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 **24.06.2026**

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 Attavara Branch**" to the credit of A/C No. **25640113035001 (SARFAESI SALE PARKING ACCOUNT)** Indian Overseas Bank, - : **100 F M C Road, Napoklu, Madikeri Taluk, Kodagu District 571214 Karnataka e- mail: iob2564@iob.in; Phone: 08272-237011, +91-8925952564 Branch Code: 2564 IFSC Code: IOBA0002564.**

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, etc. Unknown encumbrance, other 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. Any known or unknown encumbrance and statutory liability, etc are to be borne by the purchaser and bank assumes no responsibility in this regard.

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.



A handwritten signature in blue ink, appearing to be 'S. S. S.', written over the stamp.

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.

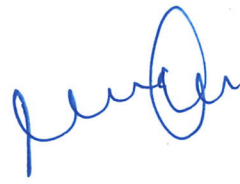
*In case of any sale / transfer of immovable property of Rupees Fifty lakhs and above, the transferee must pay an amount equal to 1% of the consideration as Income Tax.

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, 100 F M C Road, Napoklu, Madikeri Taluk, Kodagu District 571214 Karnataka e- mail: iob2564@iob.in; Phone: 08272-237011, +91-8925952564 Branch Code: 2564 IFSC Code: IOBA0002564.

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: Napoklu

DATE: 06.06.2026



**Authorised Officer
INDIAN OVERSEAS BANK**