



**Indian Overseas Bank**  
BANNERGHATTA ROAD BRANCH  
BENGALURU- 560076, KARNATAKA  
Email ID: iob1605@iob.in

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**SALE NOTICE OF IMMOVABLE SECURED ASSETS**  
**ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT)**  
**RULES 2002**

To

| <b>BORROWERS/PARTNERS/MORTGAGORS/LEGAL HEIRS :</b>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr K N Venkatesh Prasad<br>No.24, 1 <sup>st</sup> Cross<br>St Antony Layout<br>Opp Royal Meridian Layout<br>Devara Chikanahalli<br>Begur, Bangalore-560068                                                                                                                                                                      | Mrs G N Komala<br>No.24, 1 <sup>st</sup> Cross<br>St Antony Layout<br>Opp Royal Meridian Layout<br>Devara Chikanahalli<br>Begur, Bangalore-560068                                                                                                                                                                      |
| Mr K N Venkatesh Prasad<br>No.302, 3 <sup>RD</sup> Floor<br>Valley View Residency Apartment<br>New Site No.244<br>Old Site No.242,243, & 244<br>Sy no.122,125/2, 125/3, 125/4, 125/5 & 131/2<br>Queen Valley Layout<br>Off Attibele-TVS Road<br>Ballur Gate, Ballur Village<br>Attibele Hobli, Anekal Taluk<br>Bangalore-562107 | Mrs G N Komala<br>No.302, 3 <sup>RD</sup> Floor<br>Valley View Residency Apartment<br>New Site No.244<br>Old Site No.242,243, & 244<br>Sy no.122,125/2, 125/3, 125/4, 125/5 & 131/2<br>Queen Valley Layout<br>Off Attibele-TVS Road<br>Ballur Gate, Ballur Village<br>Attibele Hobli, Anekal Taluk<br>Bangalore-562107 |

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 29.07.2017 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 The New Indian Express and Samyuktha Karnataka Newspapers on 02.08.2017 by the Authorised officer 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.

For Indian Overseas Bank

मुख्य प्रबंधक Chief Manager  
ईस्ट एण्ड। मेन रोड शाखा, बेंगलूरु - ५६.  
East 2nd Main Road Br., Bengaluru - 56.

3. You have failed to pay the dues in full except payments amounting to Rs 37,459/- (HL 160503351300037 – Rs 37,438/- , TL 160503461300004 – Rs 21/- )after issuance of **demand notice dated 28.04.2017**. 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 **29.06.2026 is of Rs 48,50,452/-**-(HL 160503351300037-Rs 42,20,201/- , TL 160503461300004- Rs 6,30,251/- (Rupees Forty eight lakhs Fifty thousand Four hundred Fifty Two only) + Un debited interest till date along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
4. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026 between 11 A.M and 1 P.M.** hours with auto extension of 10 minutes through e-auction using <https://baanknet.in> (Web portal).
5. 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 English Newspaper and Kannada Newspaper shortly. A copy of the proposed paper publication is also enclosed.

### **SCHEDULE OF SECURED ASSETS**

#### **Description of the Immovable properties**

##### **SCHEDULE A :**

All that piece and parcel of the layout named a "Queen Valley" formed in the converted immovable property bearing Sy No.122, 125./2 125/3, 125/4, 125/5 and 131/2, situats at Ballur Village, Attibele Hobli, Anekal Taluk, Bangalore measuring 55,878.54 Sq mts or 6.01,476 Sq Ft and bounded by:

East by: Private Property  
West by: TVS Road  
North by: Road  
South by: Private Property

कत इन्डियन ओवरसीज बैंक For INDIAN OVERSEAS BANK



मुख्य प्रबंधक Chief Manager  
ईस्ट एण्ड: मेन रोड शाखा, बेंगलूरु - ५६.  
East End Main Road Br., Bengaluru - ५६.

**Schedule-B**

All that piece and parcel of the amalgamated old Sites Nos. 242, 243, and 244, amalgamated new site Nos.244, measuring East to West: 80 Ft and North to South: 150Ft carved out of Sy No. 125/4 in the layout named as 'Queen Valley" formed in composite Sy Nos. 122, 125/2, 125/3, 125/4, 125/5 and 131/2 of Ballur Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on the

East by: Site Nos.235, 236 and 237

West by: 40 Ft Wide Road

North by: Site No.245

South by: Site No.241

Conveyed Property in the sale deed Schedule -C & D

**Schedule C**

All that piece and parcel of the Residential Flat in the 3rd Floor, bearing No.302, in the apartment constructed on the Schedule -B property, named as 'Valley View Residency" measuring 1027 Sq Ft built up area, with vitrified tiles flooring and bounded on the

East by: Staircase, Lift and cut outs

West by: Open to Air

North by: Flat No.303

South by: Flat No.301

**Schedule -D**

366 Sq Ft undivided right title and interest over the Schedule -B property along with covered car parking space numbered as No.302 in the basement floor of the apartment constructed on the Schedule-B property.

The property in the name of Mr Venkatesh Prasad HN and Mrs G N Komala

**Date: 30.06.2026**

**Place: Bengaluru**

For INDIAN OVERSEAS BANK

  
**Authorised Officer**  
Chief Manager  
Indian Overseas Bank  
East 2nd Main Road Br., Bengaluru - 56.

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



**INDIAN OVERSEAS BANK**  
**BANNERGHATTA ROAD BRANCH**  
 New 12 & 13, N S Palya Ind. Area, 1<sup>st</sup> Cross  
 Next to Shopper's Stop, Bannerghatta Main Road  
 BENGALURU, KARNATAKA-560076  
 Ph no.080-22950121, Email Id: iob1605@iob.in

**PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES Sale of immovable properties 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 properties 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 properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.in>

| <b>BORROWERS/PARTNERS/MORTGAGORS/LEGAL HEIRS :</b>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr K N Venkatesh Prasad<br>No.24, 1 <sup>st</sup> Cross<br>St Antony Layout<br>Opp Royal Meridian Layout<br>Devara Chikanahalli<br>Begur, Bangalore-560068                                                                                                                                                                      | Mrs G N Komala<br>No.24, 1 <sup>st</sup> Cross<br>St Antony Layout<br>Opp Royal Meridian Layout<br>Devara Chikanahalli<br>Begur, Bangalore-560068                                                                                                                                                  |
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For INDIAN OVERSEAS BANK

मुख्य प्रबंधक Chief Manager  
 ईस्ट एण्ड। मैन रोड शाखा, बेंगलूरु - ०९.  
 East End Main Road Br., Bengaluru - ०९.

|  |                  |
|--|------------------|
|  | Bangalore-562107 |
|--|------------------|

**Date of NPA:** 31.03.2017

**Date of Demand notice:** 28.04.2017

**Dues claimed in Demand Notice:** Rs. 18,19,893/- as on 28.04.2017 (Rupees Eighteen lakhs Nineteen thousand Eight hundred Ninety Three only) with further interest at contractual rates and rests

**Date of possession notice:** 29.07.2017

**DUES CLAIMED IN POSSESSION NOTICE:** Rs.18,78,970/- as on 29.07.2017 (Rupees Eighteen lakhs Seventy Eight thousand Nine hundred seventy only) with further interest at contractual rates and rests, if any, made after issuance of demand notice.

Outstanding dues as on 29.06.2026 is of Rs 48,50,452/- (HL 160503351300037-Rs 42,20,201/- , TL 160503461300004- Rs 6,30,251/- ) ( Rupees Forty eight lakhs Fifty thousand Four hundred Fifty Two only) with further interest & costs till the date of repayment in full.

**\*Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.):**  
Not known

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**SCHEDULE OF SECURED ASSETS**

**DESCRIPTION OF THE IMMOVABLE PROPERTIES**

**SCHEDULE A :**

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North by: Road

South by: Private Property

इन्डियन ओवरसीज बैंक For INDIAN OVERSEAS BANK  
मुख्य प्रबंधक Chief Manager  
ईस्ट एण्ड मैन रोड शाखा, बेंगलूरु - ०९.  
East and Main Road Br., Bengaluru - ०९.

**Schedule-B**

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The property in the name of Mr Venkatesh Prasad HN and Mrs G N Komala

**The reserve price and the earnest money deposit is:**

|   | Property Details           | Reserve Price    | Earnest Money Deposit (EMD) | Bid Increase Amt |
|---|----------------------------|------------------|-----------------------------|------------------|
| 1 | Property as detailed above | Rs.31,63,000 .00 | Rs.3,16,300/-               | Rs. 50,000/-     |

**Date & Time of auction: 23.07.2026, 11.00 AM to 1.00 PM**

**Bid increase amount:** Rs.50,000/-

Auto extension time: 10 minutes

**Known Encumbrance if any:** NIL

**Inspection Date & Time:** During office hours from 10:00AM till 05:00 PM, from 01.07.2026 to 22.07.2026

For INDIAN OVERSEAS BANK

  
मुख्य प्रबंधक Chief Manager  
ईस्ट एण्ड। मेन रोड शाखा, बेंगलूरु - ०९.  
East End Main Road Br., Bengaluru - ०९.

**\*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://baanknet.in/e-auction-psb/bidder-registration>** (web portal of e-auction Service provider)

**Date: 30.06.2026**

**Place: Bengaluru**

भारतीय ओवरसीज बैंक For INDIAN OVERSEAS BANK

मुख्य प्रबंधक Chief Manager  
ईस्ट एण्डा, मैन रोड शाखा, बेंगलूरु - ०९.  
East End Main Road Br., Bengaluru - ०९.

**Authorised Officer**  
**Indian Overseas Bank**

### **E-AUCTION NOTICE CONTAINING TERMS AND CONDITIONS**

1. The property(ies) will be sold by e-auction through the service provider **<https://baanknet.in/e-auction-psb/bidder-registration>** under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal **<https://baanknet.in/e-auction-psb/bidder-registration>** 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 1 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account **by 23.07.2026 before 09:00 AM**. 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.in/e-auction-psb/bidder-registration> 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.

भारतीय ओवरसीज बैंक For INDIAN OVERSEAS BANK

मुख्य प्रबंधक Chief Manager  
ईस्ट एण्डा, मैन रोड शाखा, बेंगलूरु - ०९.  
East End Main Road Br., Bengaluru - ०९.

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://baanknet.in>

5. The submission of online application for bid with EMD shall start **from 01.07.2026**

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 and at the time as mentioned above. Auction / bidding will initially be for a period of **10 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 of Rs 50,000/- for the property as mentioned above 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 "**Indian Overseas Bank, Bannerghatta Road Branch**" to the credit of A/c No. 16050113035001 Indian Overseas Bank, Bannerghatta Road Branch; Address: New 12&13, N S Palya Ind. Area, 1st cross, Next to Shoppers Stop, Bannerghatta Road, Bengaluru, Karnataka 560076, email-iob1605@iob.in, Mobile No.8925951605.

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.

For Indian Overseas Bank For INDIAN OVERSEAS BANK  
  
मुख्य प्रबंधक Chief Manager  
ईस्ट एण्ड: मेन रोड शाखा, बेंगलूरु - ५६००७६  
East End Main Road Br., Bengaluru - 560076

14. The property is being sold on "**As is where is**", and "**As is what 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 PAN of the Purchaser. Since 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 Rs.50 Lacs and above, the transferee has to pay an amount equal to 1% of the consideration as income tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Bannerghatta Road Branch** Address : New 12&13, NS Palya Ind. Area, 1st cross, Next to Shoppers Stop, Bannerghatta Road, Bengaluru 560076, Karnataka Ph no: 080-22950121 during office hours from **10:00 AM till 05:00 PM , from 01.07.2026 to 22.07.2026.**

20. 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://baanknet.in/e-auction-psb/bidder-registration>), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, the above shall inform successful bidder 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.

22. Platform for e-auction will be provided by service provider M/S PSB Alliance baanknet.in portal having office at Unit I, 3<sup>rd</sup> Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037 (contact Phone No.8291220220, email id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com), operation time of Help

  
मुख्य प्रबंधक Chief Manager  
ईस्ट एण्ड: मेन रोड शाखा, बेंगलूरु - ००.  
East End Main Road Br., Bengaluru - ००.

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.in/e-auction-psb/bidder-registration>)

**Place: Bangalore**

**Date : 30.06.2026**

भारतीय नौवसोत्र बैंक For INDIAN OVERSEAS BANK

Authorized Officer

मुख्य अधिकारी, चित्तौड़गढ़ - ०३.  
2nd Main Road Br., Bengaluru - ५२.

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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.