



## Indian Overseas Bank

### VASUDEVANALLUR BRANCH

70/08, Mani Road, Nethaji Nagar 6<sup>th</sup> Street, Vasudevanallur – 627758

Contact No: 8925952870 & Email id: iob2780@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. S Kaliraj S/o Subbaiya, Permanent Address: 4 C, Pillaiyar Kovil Street, Emanpatti Keezhur, Naranapuram, Sankanaperi, Tenkasi District – 627758** and **Mortgagors Mr. K Ganesan S/o Kaliraj, Door No. 4, Pillayar Koil Street, Naranapuram, Vasudevanallur, Sivagiri Taluk, Tenkasi District – 627758, Mr. K Esakkiraja S/o Kaliraja Door No. 4, Pillayar Koil Street, Naranapuram, Vasudevanallur Sivagiri Taluk, Tenkasi District – 627758 and Mr. K Rajukutti S/o Kaliraj, Door No. 4, Pillayar koil Street, Naranapuram, Vasudevanallur, Sivagiri Taluk, Tenkasi District – 627758** have 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 03.06.2025 calling upon the borrowers **Mr. S Kaliraj S/o Subbaiya, Permanent Address: 4 C, Pillaiyar Kovil Street, Emanpatti Keezhur, Naranapuram, Sankanaperi, Tenkasi District – 627758** and **Mortgagors Mr. K Ganesan S/o Kaliraj, Door No. 4, Pillayar Koil Street, Naranapuram, Vasudevanallur, Sivagiri Taluk, Tenkasi District – 627758, Mr. K Esakkiraja S/o Kaliraja Door No. 4, Pillayar Koil Street, Naranapuram, Vasudevanallur Sivagiri Taluk, Tenkasi District – 627758 and Mr. K Rajukutti S/o Kaliraj, Door No. 4, Pillayar koil Street, Naranapuram, Vasudevanallur, Sivagiri Taluk, Tenkasi District – 627758**, to pay the amount due to the Bank, being **Rs. 5,56,726.16(Rupees five lakh fifty-six thousand seven hundred twenty six and Paise sixteen) as on 02.06.2025** 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 & guarantor 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 13.10.2025 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" 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. 5,95,489.16(Rupees five lakh ninety-five thousand four hundred eighty nine and Paise sixteen) as on 13.10.2025** payable together



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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 **03.07.2026** works out to **Rs. 6,89,291.16 (Rupees Six lakh eighty nine thousand two hundred ninety one and Paise sixteen)** after reckoning repayments, if any amounting to **Rs. 0/-(Rupees zero only)** 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)**

தென்காசி பதிவு மாவட்டம், வாசுதேவநல்லூர் சார்பதிவாளர் சரகம், நாரணபுரம் கிராமம் 1, நாரணபுரம் ஊராட்சி மன்றம் 4வது வார்டு, ஏமன்பட்டி கீழூர் பிள்ளையார் கோவில் தெருவில் மனை வீட்டுக்கு மால். ஷை கிழமேல் தெருவுக்கும் வடக்கு, அய்யர் வகையறா மனைவீட்டுக்கும் தெற்கு, வெயிலான் வீட்டுக்கும் மேற்கு, சுந்தரம் வீட்டுக்கும் கிழக்கு இதற்குள் மனை மீட்டர் கிழமேல் 8.0 மீட்டர், தென்வடல் மேல்தலை 8.2 மீட்டர், தென்வடல் கீழ்தலை 9.0 மீட்டருக்கு 69 ச.மீட்டர் அளவுள்ள மனையும், இதில் கட்டியிருக்கும் கதவு எண்.4/85, 4/86 உள்ள R.C.C. போட்ட 2 காரை வீடுகளும் பூராவும் தபசில் சரி.

ஷை மனையானது நத்தம் சர்வே 1547/7 நிரில் உள்ளது.

|                                                   |                                                                                                                              |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Date and time of e-auction                        | <b>23.07.2026 between 11 AM to 01.00 PM with auto extension of 10 minutes each till sale is completed.</b>                   |
| Reserve Price                                     | <b>Rs. 3,60,000/-</b>                                                                                                        |
| Earnest Money Deposit                             | <b>Rs. 36000/-</b>                                                                                                           |
| EMD Remittance                                    | Name of the account: <b>SARFAESI Sale parking Account</b><br>A/C no. <b>2870 0113035001</b><br>IFSC Code: <b>IOBA0002870</b> |
| Bid Multiplier                                    | <b>Rs.10000/-</b> (the amount in multiples of which the bid is to be increased)                                              |
| Inspection of property                            | <b>On or before 22.07.2026 between 10 AM and 5 PM</b>                                                                        |
| Submission of online application for bid with EMD | <b>04.07.2026 onwards</b>                                                                                                    |



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|                                                                                                          |                   |
|----------------------------------------------------------------------------------------------------------|-------------------|
| Last date for submission of online application for BID with EMD                                          | <b>22.07.2026</b> |
| Known Encumbrance if any                                                                                 | NIL               |
| *Outstanding dues Rs..... of Local Self-Government (Property Tax, Water sewerage, Electricity Bills etc) | NIL               |

\*Bank's dues have priority over the statutory dues.

### **Terms and Conditions**

1. The property will be sold by e-auction through the service provider <https://baanknet.com/> 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 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, please contact the service provider at the below mentioned address/phone no/e-mail.
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 **22.07.2026**
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 1.00 hour 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 Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.



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11. 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.
12. 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.
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.
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 I A 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 has to 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, Vasudevanallur Branch, 70/08, Mani Road, Nethaji Nagar 6<sup>th</sup> Street, Vasudevanallur – 627758 Contact No: 8925952870 & Email id: iob2780@iob.in**, or the Bank's approved service provider M/S PSB ALLIANCE Pvt. Ltd having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone number & mail id **+91 8291220220 & <https://baanknet.com/>**)

**PLACE: Tenkasi**  
**DATE : 03.07.2026**



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