

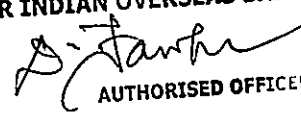


Indian Overseas Bank
Sawyerpuram Branch
2/161, Srivaikuntam Main Road
Sawyerpuram – 628251, Tuticorin District
Telephone: 04630 – 273224, 8925951321
Email ID: iob1321@iob.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property/ies mortgaged to the Bank under the 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 sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal M/S Baanknet portal and URL M/S BAANKNET and URL <https://baanknet.com>

Name & Address of Borrower	Ms. S Sweetiha D/o Selvaraj S P, No. 8, North Car Street, Puliya Nagar, Sawyerpuram – 628251 (Borrower)	Mr Selvaraj S P No. 8, North Car Street, Puliya Nagar, Sawyerpuram – 628251 (Borrower & Mortgagor)
Name & Address of Mortgagors/Guarantors	Mrs. J Jikky W/o Selvaraj S P No. 8, North Car Street, Puliya Nagar, Sawyerpuram – 628251 (Guarantor)	
Date of NPA	31.03.2026	
Date of Demand Notice	01.04.2026	
Dues claimed in Demand Notice	Rs. 25,50,288.92	
Date of possession notice	16.06.2026	
Total Outstanding dues as on 30.06.2026	Rs. 26,44,233.92	

FOR INDIAN OVERSEAS BANK

AUTHORISED OFFICER

DESCRIPTION OF THE IMMOVABLE PROPERTY

Particulars of Security

All the part and parcel of the following properties to an extent of 43.00 cents owned by Mr. S P Selvaraj (Co-applicant & Mortgagor).

Item No.1

An extent of 15.5 cents of land and building thereon in Door No. 8/4 situated in S. No. 303/6 & 303/1C, Sawyerpuram Village, Srivaikuntam Taluk, Tuticorin District.

Boundaries

North: Property belongs to Selvaraj

South: East West Road

East: House belongs to Mookandi Nadar & Others

West: Property belongs to Jesudasan Chelladurai Nadar

Item No.2

An extent of 14 cents of residential land situated in S No. 303/1B, Sawyerpuram Village, Srivaikuntam Taluk, Tuticorin District.

Boundaries

North: Property belongs to Vinothini & Pathway belongs to this property

South: Property belongs to Subramanian & Sundaraj & others

East: Property belongs to Asirvatham

West: Property belongs to Jesudasan Chelladurai

Item No.3

An extent of 13.5 cents of residential land situated in S No. 303/1A, Sawyerpuram Village, Srivaikuntam Taluk, Tuticorin District.

Boundaries

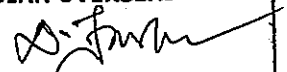
North: Property in S No. 303/2 and 302 belongs to Rajarathinam & others

South: Property belongs to Selvaraj

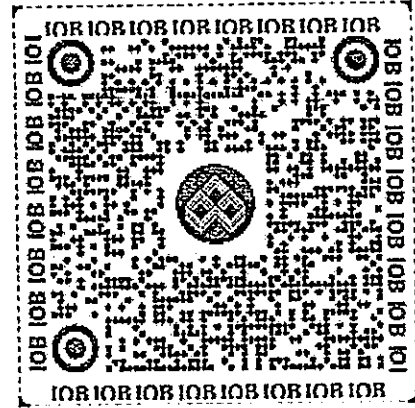
East: Property belongs to Murugan & Others and pathway

West: Property belongs to Jesudasan Chelladurai

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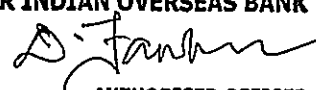
Property ID: IOBA002287



Reserve Price	Rs. 68,35,202.00
Date and time of e-auction	25.08.2026 between 11.00 A.M. to 04.00 P.M.
EMD	Rs. 6,83,520.20
Bid increase amount	Rs.25,000/-
Auto extension time	10 minutes each till sale is completed at the platform of https://baanknet.com
Known Encumbrance if any	Nil
Inspection Date & Time	From 20.07.2026 during office hours till 24.08.2026, 5PM

For detailed terms and conditions of the sale, please visit the web portal of service provider's link <https://baanknet.com> or bank's website: <https://www.iob.in/e-Auctions.aspx>

Place: Tuticorin
Date: 18.07.2026

FOR INDIAN OVERSEAS BANK

AUTHORIZED OFFICER
Indian Overseas Bank



Indian Overseas Bank
Sawyerpuram Branch
2/161, Srivaikuntam Main Road
Sawyerpuram – 628251, Tuticorin District
Telephone: 04630 – 273224, 8925951321
Email ID: job1321@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**

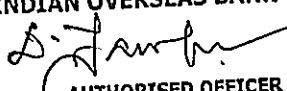
Whereas Ms. S Sweetha and Mr. Selvaraj S P has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 01.04.2026 calling upon the borrower Ms. S Sweetha and Mr. Selvaraj S P to pay that amount due to the Bank, being Rs.25,50,288.92 (Rupees Twenty Five Lakhs Fifty Thousand Two Hundred and Eighty Eight and Paise Ninety Two 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 borrower 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 16.06.2026 – 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. 26,05,020.92 (Rupees Twenty Six Lakhs Five Thousand and Twenty and Paise Ninety Two 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.

The dues of the borrower as on 30.06.2026 works out to Rs. 26,44,233.92 (Rupees Twenty Six Lakhs Forty Four Thousand Two Hundred and Thirty Three and Paise Ninety Two Only) plus undebited interest + incidental charges with further interest & costs after reckoning repayments, if any, 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.

FOR INDIAN OVERSEAS BANK


AUTHORISED OFFICER

SCHEDULE OF PROPERTY(IES)

Particulars of Securities

All the part and parcel of the following properties to the extent of 43.00 cents owned by Mr. S P Selvaraj (Co-applicant & Mortgagor).

Item No.1

An extent of 15.5 cents of land and building thereon in Door No. 8/4 situated in S. No. 303/6 & 303/1C, Sawyerpuram Village, Srivaikuntam Taluk, Tuticorin District.

Boundaries

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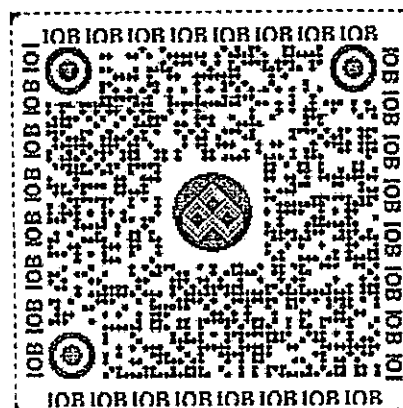
East: Property belongs to Murugan & Others and pathway

West: Property belongs to Jesudasan Chelladurai

FOR INDIAN OVERSEAS BANK


AUTHORISED OFFICER

Property Id: IOBA002287



Date and time of e-auction	25.08.2026 between 11.00 A.M. to 04.00 P.M.
Reserve Price	Rs. 68,35,202.00
Earnest Money Deposit	Rs. 6,83,520.20
Bid Multiplier	Rs.25,000/-
Auto extension time	10 minutes each till sale is completed at the platform of https://baanknet.com .
Inspection of Property	From 20.07.2026 during office hours till 24.08.2026, 5PM
Submission of Online application for bid with EMD	20.07.2026 onwards
Last date for submission of online application for BID with EMD	24.08.2026 before 5.00 P.M
Known Encumbrance if any	Nil
Total Outstanding dues as on 30.06.2026	Rs. 26,44,233.92 + undebited interest + incidental charges with further interest & costs

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **M/S BAANKNET** under the supervision of the Authorized Officer of the Bank.
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 has to transfer the EMD amount using online mode in his Global EMD Wallet account by **24.08.2026**. 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) which will provide account details) in bidders

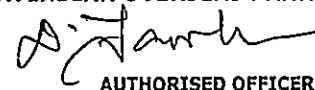
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Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD 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 e-भूक्रेय – IBAPI portal <https://baanknet.com>
5. The submission of online application for bid with EMD shall start from 20.07.2026.
6. Bidder's Global Wallet should have sufficient balance Rs. 6,83,520.20 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 2 hours 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 Rs.25,000/- 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 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. 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.
10. 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.
11. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
12. 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.
13. 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

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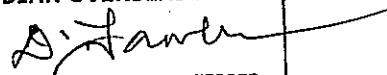

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is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

14. 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.
15. Sale is subject to confirmation by the secured creditor.
16. 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.
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. ***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.**

***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.**
19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Sawyerpuram Branch**, Branch Code: 1321, IFSC Code : IOBA0001321 Tel: : **04630 – 273224, 8925951321** during office hours till **24.08.2026, 5.00 PM.**
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.com>), details of which are available on the e-Auction portal.
21. 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.
22. M/S Ebkray portal has been renamed as **M/s BAANKNET** having Registered office at Unit 1, 3rd floor, VIOS commercial tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll free Numbers +918291220220 & E mail- support.BAANKNET@psballiance.com operation time of Helpdesk 8:00 am to 8:00

FOR INDIAN OVERSEAS BANK


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pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website: <https://baanknet.com>

Place : Tuticorin
Date : 18.07.2026

FOR INDIAN OVERSEAS BANK

AUTHORISED OFFICER
Authorized Officer
Indian Overseas Bank