



इण्डियन ओवरसीज़ बैंक Indian Overseas Bank

(A Government of India undertaking)
आपकी प्रगति का सच्चा साथी
Good people to grow with

Nellore Branch, Jonnalagadda Vari Street
Grand Trunk Road, Nellore-524001-

Phone No. 8925950064

email: iob0064@iob.in

Ref:

Date: 22.07.2026

(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.MALLI KRISHNA** and **Mrs.MALLI KEERTHI** 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 04.03.2026 calling upon the borrower **Mr.MALLI KRISHNA** and **Mrs.MALLI KEERTHI** to pay the amount due to the Bank, being **Rs.49,26,329.30/- (Rupees Forty Nine Lakhs Twenty six Thousand Three Hundred and Twenty nine and Thirty Paise 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 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 09.06.2026 under Section 13 (4) of the Act with the right to sell the same in "AS IS WHERE IS" and "AS IS WHAT IS" 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.50,64,520.30/- (Rupees Fifty Lakhs Sixty four Thousand Five Hundred and Twenty and Thirty Paise only)**, 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 22.07.2026 works out to **Rs.51,28,541.14/- (Rupees Fifty One Lakhs Twenty eight Thousand Five Hundred and Forty one and Fourteen paise only)** after reckoning repayments, if any, 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.

Description of the immovable property

PRIME SECURITY:

Sri Potti Sreeramulu Nellore District, Nellore Registration District-Nellore Sub Registration-Nellore Municipal Corporation Limits-Nellore City-Vedayapalem area in

Survey No.56/1 part i.e.. Survey No.56/IC an extent of 13 ankanams 54 sq.ft of site (A-Mark in Plan-1) Survey No.56/1 subsequent to sub division Survey No.56/IC-an extent of 70 ankanams of site (B-Mark in Plan-1).

Survey No.56/1 subsequent to sub division Survey No.56/1C an extent of 28 ankanams and 36 sq.ft of site (C-Mark in Plan-1).

Survey No.56/4 subsequent to sub division Survey No.56/4B an extent of 105 ankanams and 63 sq.ft of site (D-Mark in Plan-1).



Survey No.56/4 subsequent to sub division Survey No.56/4B an extent of 75 ankanams and 45 sq.ft of site (E-Mark in Plan-1).

Survey No.56/4 subsequent to sub division Survey No.56/4B an extent of 81 ankanams and 43 sq.ft of site (F-Mark in Plan-1). Total extent of 375 ankanams and 25 sq.ft of site in Vedayapalem Area.

Nellore Municipal Corporation, Nellore City, Padarupalli Area in Survey No.72/1C, 72/2 an extent of 21 ankanams and 45 sq.ft of site (G-Mark in Plan-1).

Survey No.72/2 an extent of 44 ankanams and 31 sq.ft of site (H-Mark in Plan-1).

Survey No.72/2 an extent of 123 ankanams of site (I-Mark in Plan-1).

Survey No.72/1 after sub division Survey No.72/1C an extent of 36 ankanams and 33 sq.ft of site (J-Mark in Plan-1). Total extent of 224 ankanams and 37 sq.ft of site in Padarupalli Area.

The total extent of 599 ankanams and 62 sq.ft of site in the above said Vedayapalem and Padarupalli Areas laid out into house plots as per Plan-2 in S.No.72/1C in Plot No.22 out of an extent of 26 ankanams 48 sq.ft northern portion of 17 ankanams 56 sq.ft or 142.22 sq yards of vacant site and house constructed in the said site bounded by:

East : 30ft width of Layout Road.

South: Remaining site of this plot.

West: Plot No.21 to some extent and Plot No.24 to some extent.

North : Plot No.23.

Reserve Price: Rs.79,16,835/-; EMD: Rs.791684/-; Bid increase amount: Rs.50,000/-

Date & Time of auction:	24.08.2026 & 11.00AM to 1:00PM
Reserve Price	Rs.77,75,000/-
Earnest Money Deposit	Rs.7,77,500/-
EMD Remittance	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 23.08.2026 before 4.00 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.
Bid Multiplier	Rs.50000/- (The amount in multiples of which the bid is to be increased)
Auto extension time:	5 minutes for each property till sale is completed.
Known Encumbrance if any	Nil for all properties
Inspection Date & Time	17.08.2026 onwards, with prior appointment from Bank
Submission of online application for bid with EMD	27.07.2026 onwards
Last date for submission of online application for BID with EMD	23.08.2026, Before 4:00PM
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.**

Terms and Conditions

- 1) The property(ies) will be sold by e-auction through the service provider **<https://baanknet.com>** under the supervision of the 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 23.08.2026 **before 4.00 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://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://baanknet.com>** portal.
- 5) The submission of online application for bid with EMD shall start from 27.07.2026, **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 shall be as mentioned for each property separately, 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, NELLORE BRANCH, Jonnalagadda Vari Street, NELLORE DISTRICT Andhra Pradesh, Account No: 00640113035001; IFSC CODE: IOBA0000064".
- 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. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Nellore Branch, Jonnalagadda Vari Street, Nellore-524001 during office hours till 21.08.2026 between 10.00AM to 5.00PM
- 18) 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 assistance 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.
- 19) 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.
- 20) Platform (<https://baanknet.com>) for e-auction will be provided by service provider (contact email id : support.baanknet@psballiance.com & Toll free Number: +91 82912 20220, operation time of Help desk: 9:00 am to 7:00 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: Nellore
Date: 22.07.2026

Sd/-

Renuka The w
Authorised Officer
Indian Overseas Bank

