इण्डियन ओवरसीज़ बैंक

Indian Overseas Bank
THEVANNUR Branch
THEVANNUR, EP 10/117 AYUR,
Elamad,KOTTARAKKARA,KERALA-691533
Phone No: & Email id: iob1099@iob.in

e-Auction Notice

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THESECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas

1. Arun Raj M R (Applicant)
   Permanent Address: M R Bhavan, Vengoor Elamadu,,Kollam,691533,
   Communication Address: M R Bhavan, Vengoor Elamadu,,Kollam,Kerala,691533,
   Office Address: M R Bhavan,Vengoor Elamadu,Kollam,691533
2. Rajan Madhavan Nair, (Co Applicant & Mortgagor)
   Permanent Address: M R Bhavan,Paramcode Vengoor Po,Kollam,691533,
   Communication Address: ,
   Office Address: M R Bhavan,Paramcode Vengoor Po,Kollam,691533
3. Mini G S, (Co Applicant & Mortgagor)
   Permanent Address: M R Bhavan,Vengoor Po,Kollam,691533,
   Communication Address:
   Office Address: M R Bhavan,Vengoor Po,Kollam,691533

has borrowed monies from Indian Overseas bank , Thevannur branch 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 16.08.2025 calling upon the borrowers/guarantors/mortgagors to pay the amount due to the bank is Rs 17,07,862.54/- (Rupees Seventeen lacs seven thousand eight hundred sixty two and paise fifty four 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 due in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured asset more fully described in the schedule hereunder on 11.11.2025 under Section 13 (4) of the Act with the right to sell the same in “As is where is”, “As is what is”, and “Whatever there is” condition 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 date of taking possession was intimated as Rs. 17,77,923/- (Rupees Seventeen lacs seventy seven thousand nine hundred twenty three Only) on 11.11.2025 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayments, after reckoning repayments, if any since the date mentioned in the demand notice.

The dues of the borrower as on 05.08.2026 is Rs.19,15,702.94 /- (Rupees Nineteen lacs fifteen thousand seven hundred two and paise ninety four only) after reckoning repayments, amounting Nil 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 Secured Asset

All parts & parcel of residential property with an extent of 03.03 Ares of land in Re Sy No 298/3-20-3 in Block No 27 of Edamulakal Village, Punalur Taluk, Kollam District , Kerala owned by **Mr. Rajan Madhavan Nair & Mrs. Mini GS.**

Boundaries as per title deed :

East – Private Vazhy having width of 11 feet
North – Private Vazhy having width of 11 feet
West – Private Vazhy
South – Properties of Biju and others

Date and Time of E auction	On **31.08.2026** between **11 am to 5 Pm** with auto extension of 10 minutes each till the sale is completed
Reserve Price	Rs 28,21,835.20 /- (FSV 80%) Rounded off to **Rs 28,22,000/-**
EMD	**Rs.2,82,200/-**
EMD remittance	Shall be paid online through NEFT (After generation of Challan from https://baanknet.com in bidders Global EMD Wallet. Neft transfer can be done from any Scheduled Commercial Bank
Bid Multiplier	Rs.10,000/-
Inspection of the property	With prior approval of Branch Manager, Indian overseas bank, Thevannur Branch from 06.08.2026 onwards, 11.00 am to 5.00 pm till 30.8.26
Submission of online application for bid with EMD	06.8.2026
Last date for submission of online application for bid with EMD	30.8.2026
Known encumbrance if any	No Known encumbrances
*Outstanding dues Rs. Of local self-government (property tax, water sewage, Electricity bills etc.)	Bidder to Ascertain

Banks dues have priority over 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 30.8.2026, 5PM. 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 E-baanknet portal https://baanknet.com
5. The submission of online application for bid with EMD shall start from 06.08.2026
6. Bidder's Global Wallet should have sufficient balance (>=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 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.10,000/-** 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 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 favor of "-auction Account of IOB Thevannur Branch" to the credit of to the credit A/C no. 10990113035001, Indian overseas bank, Thevannur Branch, Thevannur, Ep 10/117 Ayur Elamad, Kottarakkara,Kerala-691533 , Branch Code: 1099, IFSC Code- IOBA0001099.

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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
18. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 1.00% of the bid amount.
19. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

20. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
21. Sale is subject to confirmation by the secured creditor.
22. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/ cancel the sale without assigning any reason, therefore.
23. The Sale shall be subject to rules/conditions/prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
24. For verification about the title documents and inspection thereof, the intending bidders may contact, Indian Overseas Bank, Thevannur Branch, during office hours till 30.08.2026, 5 P.M.
25. 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.
26. 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. Platform https://baanknet.com for e-auction will be provided by service provider M/S E-Baanknet having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala, East Mumbai-400 037. Help 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.com

(Sd/-)

Place: Kollam
Authorised Officer

Date: 05.08.2026
For and on behalf of Indian Overseas Bank, Thevannur Branch