Indian Overseas Bank
Gangavathi Branch (2855)
CBS Gunj, Koppal Raichur Road, Opp. APMC 3rd Gate,
Gangavathi, Koppal, Karnataka - 583227, Phone: 8925952855
Email ID: iob2855@iob.in

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

Borrowers :			**Guarantors:**
S. No. 1	M/s. Siddarudha Swamy Agencies Represented by its Proprietor Mr. Ravikumar Kinnal (Borrower / Mortgagor) Address 1: Shop No.2-11-114/2, Shiv Talkies Road, Singanal Complex, Gangavathi, Koppal, Karnataka – 583227 Address 2: Ward No.2, Near Eshwara Temple, Vaddarahatti, Gangavathi, Koppal, Karnataka - 583235	S.No.2	Shri. Basavaraj Kinnal (Guarantor / Mortgagor) S/o. Shri. Siddaramappa Kinnal Residing at Ward no 2, Near Eshwara Temple, Vaddarahatti, Gangavathi, Koppal, Karnataka - 583235

Sir,

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 18.07.2017 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 Vijayavani (daily) & Deccan Herald (daily) on 21.07.2017 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002
INDIAN OVERSEAS BANK
इण्डियन ओवरसीज बैंक

the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.

3. You have failed to pay the dues in full save and except payments and sale of securities amounting to Rs. 27,88,940 after issuance of demand notice dated 15.04.2017, 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, as per the Original Application no. 369/2021 filed at DRT-1, Bangalore, the dues in the loan account as on 03.11.2026 is **Rs. 2,78,32,024/-** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **23.11.2026** between 10 a.m. and 4 p.m. hours with auto extension of 10 minutes through e-auction using URL: https://baanknet.com/ .

6. 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 Marathi Newspaper shortly.

Schedule of Secured Assets:

Description of the Immovable properties

Property 1:

Plot No. 22 admeasuring about 1050. Sq.ft. under Survey No. 32/1B, 32/3/B and 32/3/A situated at Rushamani Nagar, Near Kanakagiri Road, Behind Shreeshaila Public School, Gangavathi, Taluka Gangavathi, District Koppal, Karnataka
Bounded By:
East: Road
West: Plot No. 23
North: Plot No. 55
South: Road
This property is standing in the name of Mr. Ravikumar S/o. Sidramappa Kinnal.

प्राधिकृत अधिकारी AUTHORISED OFFICER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 INDIAN OVERSEAS BANK इण्डियन ओवरसीज बैंक

Property 2:

Property at Plot No. 1 to 24 admeasuring about 14,400. Sq.ft. under Survey No. 343/2 situated at Kinnal Village, Adjacent to Siddharudha Math, Opp. Government Hospital, Kinnal to Madinoor Road, Kinnal, District Koppal, Karnataka

Bounded By:
East: Road
West: Land of Basavarajappa Akki
North: Land of Basappa Meti
South: Land of Ramanna Meti
This property is standing in the name of Mr. Ravikumar S/o. Sidramappa Kinnal.

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
प्राधिकृत अधिकारी / Authorised Officer

Place: Gangavathi
Date: 04/11/2026

Authorised officer

प्राधिकृत अधिकारी AUTHORISED OFFICER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 INDIAN OVERSEAS BANK इण्डियन ओवरसीज बैंक

Indian Overseas Bank
Gangavathi Branch (2855)
CBS Gunj, Koppal Raichur Road, Opp. APMC 3rd Gate,
Gangavathi, Koppal, Karnataka - 583227, Phone: 8925952855
Email ID: iob2855@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 Section13(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 of **Rs. 2,78,32,024/-** as on 03.11.2026 plus interest & costs till realization of our entire dues and where as 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 URL: https://baanknet.com/

Name & address of the Borrowers/Mortgagors:

M/s. Siddarudha Swamy Agencies
Represented by its Proprietor Mr. Ravikumar Kinnal
(Borrower / Mortgagor)
Address 1: Shop No.2-11-114/2, Shiv Talkies Road, Singanal Complex, Gangavathi, Koppal, Karnataka – 583227
Address 2: Ward No.2, Near Eshwara Temple, Vaddarahatti, Gangavathi, Koppal, Karnataka – 583235

Name & address of the Guarantors /Mortgagors:

Shri. Basavaraj Kinnal (Guarantor / Mortgagor)
S/o. Shri. Siddaramappa Kinnal
Residing at Ward no 2, Near Eshwara Temple, Vaddarahatti, Gangavathi, Koppal, Karnataka - 583235

Date of NPA: 31.03.2017

Date of Demand notice: 15.04.2017

प्राधिकृत अधिकारी AUTHORISED OFFICER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 INDIAN OVERSEAS BANK इण्डियन ओवरसीज बैंक

Dues claimed in Demand Notice: Rs.88,70,557.00 as on 15.04.2017 with further interest & costs.

Date of possession notice: 18.07.2017

Dues claimed in Possession Notice: Rs. 91,02,264.00 as on 18.07.2017 with further interest & costs

Outstanding dues as on 03.11.2026 is Rs. 2,78,32,024/- with further interest & costs.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property 1:

Plot No. 22 admeasuring about 1050. Sq.ft. under Survey No. 32/1B, 32/3/B and 32/3/A situated at Rushamani Nagar, Near Kanakagiri Road, Gangavathi, Taluka Gangavathi, District Koppal, Karnataka
Bounded By:
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This property is standing in the name of Mr. Ravikumar S/o. Sidramappa Kinnal.

Property 2:

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Bounded By:
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West: Land of Basavarajappa Akki
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प्राधिकृत अधिकारी AUTHORISED OFFICER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 INDIAN OVERSEAS BANK इण्डियन ओवरसीज बैंक

The reserve price and the earnest money deposit is:

S. No.	Security Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amt
1.	Property 1	Rs. 14,17,500/-	Rs. 141750/-	Rs. 50,000/-
2.	Property 2	Rs. 72,03,825/-	Rs. 7,20,382.50/-	Rs. 50,000/-

Date & Time of auction: **23.11.2026, 10.00 AM to 4.00 PM**

Bid increase amount: Rs. 50,000/- Auto extension time: 10 minutes

Known Encumbrance if any: NIL

Inspection Date & Time: during office hours from **10:00 AM till 04:00 PM,** from **05.11.2026 to 22.11.2026.**

***Bank's dues have priority over the statutory dues**
For terms and conditions please visit:
URL: https://baanknet.com/

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
प्राधिकृत अधिकारी / Authorised Officer

Date: 04/11/2026
Place: Gangavathi

Authorised Officer
Indian Overseas Bank

प्राधिकृत अधिकारी AUTHORISED OFFICER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 INDIAN OVERSEAS BANK इण्डियन ओवरसीज बैंक

E-auction notice containing terms and conditions

1. The property(ies) will be sold by e-auction through the service provider URL: https://baanknet.com/ under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal URL: 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 **23.11.2026 before 04:00 PM**. 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. The auction will be conducted on **23.11.2026, 10.00 am to 4.00 pm.**
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from** URL: 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.
5. 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 URL: https://baanknet.com/ .
6. The submission of online application for bid with EMD shall start from **05.11.2026 to 23.11.2026.**
7. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. 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.
9. 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.
10. 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 Gangavathi Branch**" to the credit of A/C No.**285501130350001**Indian Overseas Bank, Gangavathi Branch Address: - CBS Gunj, Opp APMC 3rd Gate, Koppal Raichur Road,

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
INDIAN OVERSEAS BANK
इण्डियन ओवरसीज बैंक

Gangavathi, District Koppal, Karnataka -583227; Branch Code: **2855** IFSC Code: **IOBA0002855**

11. 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.
12. 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.
13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
14. 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.
15. 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.
16. 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.
17. Sale is subject to confirmation by the secured creditor Bank.
18. 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.

19. In compliance with Section 194 IA of the Income Tax Act, 1961, the highest bidder has to pay 1% income tax additionally on the highest bid amount for any sale consideration of Rs. 50 Lacs and above.

20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Gangavathi Branch** Address :- CBS Gunj, Opp APMC 3rd Gate, Koppal Raichur Road, Gangavathi, District Koppal, Karnataka -583227 Phone No. 8925952855 during office hours from **10:00 AM till 05:00 PM, from 05.11.2026 till 22.11.2026.**

21. 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 (URL: https://baanknet.com/), details of which are available on the e-Auction portal.



22. 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.

23. Platform (URL: https://baanknet.com/) for e-auction will be provided by service provider M/s BAANKNET having Registered office at Unit 1 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (email: psba@psballiance.com). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website URL: https://baanknet.com/ .

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK

प्राधिकृत अधिकारी / Authorised Officer

Place: Gangavathi
Date: 04.11.2026

Authorized Officer

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.



FOR INDIAN OVERSEAS BANK

Authorised Officer