इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
Anantapur Branch (Br Code: 1281)
D.No.12-4-74,Plot.No.52, S.J.Tower,
Vidyut Nagar Circle
Ananapur-515001
Anantapur-Dist.

Phone: 08554-246650

E mail: iob1281@iob.in

Date: 31.10.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE ASSETS

E-Auction Sale notice for Sale of IMMOVABLE Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described IMMOVABLE ASSETS mortgaged / charged to the secured creditor, the **Physical possession** of which has been taken by the Authorized Officer of Indian Overseas Bank, Anantapur Branch Secured creditor , will be sold on "As is where is", "As is what is " and "whatever there is " on 10.12.2026 for recovery of **Rs.44,77,218/- (Rupees Forty Four Lakh Seventy Seven Thousand Two Hundred Eighteen Only)** with further interest and costs as detailed below.

Whereas, the Authorized Officer of Indian Overseas Bank has taken physical possession of the following assets 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 here under and whereas 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 property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal https://www.baanknet.com

Name and address of the Borrower/Mortgagors:

Borrower cum Mortgagor
1.Mr.Nidamamidi Babajan S/o N Hyder Vali (Borrower & Mortgagor) **Address 1: D No 6-3-846, Maruthi Nagar,** **Anantapur, Anantapur Dist** **Andhra Pradesh - 515001**
Address 2 : Flat No 5 in 5th Floor **Sunrise Apartments, Aravinda Nagar** **Anantapur, Andhra Pradesh-515001**

AUTHORISED OFFICER
Securitisation & Reconstruction of Financial Assts & Enforcement of Security Intrest Act 2002
INDIAN OVERSEAS BANK

Date of NPA	**14.10.2025**
Date of Demand notice	**22.05.2026**
Dues claimed in Demand Notice	**Rs.42,29,521/- as on 22.05.2026 with further interest & costs**
Date of Possession Notice	**17.08.2026**
Dues claimed in Possession Notice	**Rs.43,64,221/- as on 16.08.2026** with further interest & costs.
*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

DESCRIPTION OF THE SECURITY

Schedule of Secured Assets

<table>
<tr><td>Nature of security</td><td colspan="2">Particulars of securities</td></tr>
<tr><td rowspan="3">Mortgage</td><td colspan="2">All that the Undivided share of Land of 25 Sq yards and Residential Flat situated at TS.No 2678/01 and 2678/2, Plot Nos 109&110, Flat No.5 in 5th Floor, Sunrise Apartments, Aravinda Nagar, Anantapur, Anantapur District with UDS of 25 Sq yards, Plinth area of 1125 Sqft and bounded by –</td></tr>
<tr><td><u>Site Boundaries</u></td><td><u>Flat Boundaries</u></td></tr>
<tr><td>East : House of Y.Somaiah Jacob in D.No.11-977 in Plot No 111
West : Plot No.108
North : House of Sri Jacob Denial With D No 11/949
South : 40 feet Road</td><td>East : Corridor in 5th Floor
West : Plot NO 108
North : Flat NO 6 in 5th Floor
South : Open to Sky</td></tr>
</table>

Reserve price: Rs.32,10,000/-; EMD: Rs.3,21,000/- ;Bid increase amount: Rs.20,000/-

Date and time of e-auction	**10.12.2026 & 11.00 AM TO 1.00 PM**
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite

AUTHORISED OFFICER * INDIAN OVERSEAS BANK * Securitisation & Reconstruction of Financial Assets & Enforcement of Security Intrest Act 2002

	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 **10.12.2026** before 1.00 PM. Intending bidders shall have a valid email address and should register their name/account by login to website of the aforesaid service provider.
Bid increase amount	Mention above separately for each security
Auto extension time	5 minutes for each property till sale is completed
Known Encumbrance if any	NIL for all security
Inspection Date & Time	02.11.2026 onwards, with prior appointment from bank
submission of online application for BID with EMD	02.11.2026 onwards
Last date for submission of online application for BID with EMD	10.12.2026 before 1.00 PM
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**

For detailed terms and conditions of the sale, please refer to the link provided in service provider's website:

(1) https://www.baanknet.com

(2) Bank's website www.iob.in

For further details please contact:

Bank	Service Provider
इण्डियन ओवरसीज़ बैंक Indian Overseas Bank Anantapur Branch (Br Code: 1281) D:No.12-4-74,Plot.No.52, S.J.Tower, Vidyut Nagar Circle Ananapur-515001 Anantapur-Dist.	M/s PSB Alliance having Registered Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 Email:support.BAANKNET@psballiance.com Help desk: +91 82912 20220

Place: Anantapur
Date: 31.10.2026

INDIAN OVERSEAS BANK * AUTHORISED OFFICER * Securitisation & Reconstruction of Financial Assts & Enforcement of Security Intrest Act 2002

Authorized Officer
Indian Overseas Bank

इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
Anantapur Branch (Br Code: 1281)
D.No.12-4-74,Plot.No.52, S.J.Tower,
Vidyut Nagar Circle
Ananapur-515001
Anantapur-Dist.

Phone: 08554-246650
E mail: iob1281@iob.in

Date: 31.10.2026

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

To

Borrower	Guarantor/Mortgagor
1.Mr.Nidamamidi Babajan S/o N Hyder Vali (Borrower & Mortgagor) **Address 1: D No 6-3-846, Maruthi Nagar, Anantapur, Anantapur Dist Andhra Pradesh - 515001**	**Address 2 : Flat No 5 in 5th Floor Sunrise Apartments, Aravinda Nagar Anantapur, Andhra Pradesh-515001**

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provision of the SARFAESI Act 2002.
2. Please refer to the **Possession Notice, Dated: 17.08.2026** 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 **Telugu News paper Prajasakti and English News Paper The Hindu Business Line on 19.08.2026** 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 the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. You the above named borrower / mortgagors have failed to pay the dues in full after issuance of **Demand Notice, Dated 22.05.2026** 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. The dues in the loan account as on **30.10.2026 is Rs.44,77,218/- (Rupees Forty Four Lakh Seventy Seven Thousand Two Hundred Eighteen Only)** 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 **30 days** that the below mentioned secured assets shall be sold by the undersigned on **10.12.2026** between 11.00 A.M. and 01.00 P.M. hours with auto extension of 5 minutes through e-auction using https://www.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

AUTHORISED OFFICER
Securitisation & Reconstruction of Financial Assts & Enforcement of Security Intrest Act 2002
INDIAN OVERSEAS BANK

information. Please also be advised that the said sale notice will also be published in **Telugu News paper Eenadu and English News Paper Hans India** shortly. A copy of the proposed paper publication is also enclosed.

<table>
<tr><td>Nature of security</td><td colspan="2">Particulars of securities</td></tr>
<tr><td rowspan="3">Mortgage</td><td colspan="2">All that the Undivided share of Land of 25 Sq yards and Residential Flat situated at TS.No 2678/01 and 2678/2, Plot Nos 109&110, Flat No.5 in 5th Floor, Sunrise Apartments, Aravinda Nagar, Anantapur, Anantapur District with UDS of 25 Sq yards, Plinth area of 1125 Sqft and bounded by –</td></tr>
<tr><td><u>Site Boundaries</u></td><td><u>Flat Boundaries</u></td></tr>
<tr><td>East : House of Y.Somaiah Jacob in D.No.11-977 in Plot No 111
West : Plot No.108
North : House of Sri Jacob Denial With D No 11/949
South : 40 feet Road</td><td>East : Corridor in 5th Floor
West : Plot NO 108
North : Flat NO 6 in 5th Floor
South : Open to Sky</td></tr>
</table>

Yours faithfully

Authorized officer

Encl: 1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice

इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank
Anantapur Branch (Br Code: 1281)
D.No.12-4-74,Plot.No.52, S.J.Tower,
Vidyut Nagar Circle
Ananapur-515001
Anantapur-Dist

Phone: 08554-246650

E mail: iob1281@iob.in

Date: 31.10.2026

E-Auction Sale Notice

SALE OF IMMOVABLE ASSET HYPOTHECATED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas 1.Mr.Nidamamidi Babajan S/o N Hyder Vali have borrowed monies from Indian Overseas Bank, **Anantapur** Branch against the mortgage of the immovable properties more fully described in the schedule hereunder and upon classification of the account as NPA, the Bank has issued a **Demand Notice** on to the Borrowers/mortgagers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **22.05.2026** calling upon the borrowers **1.Mr.Nidamamidi Babajan S/o N Hyder Vali** to pay the amount due to the Bank, being **Rs.42,29,521/- (Rupees Forty Two Lakhs Twenty Nine Thousand Five Hundred Twenty one only) as on 22.05.2026** payable together with further interest, at contractual rates and rests along with costs and charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower/ Mortgagor 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 **17.08.2026** under Section 13(4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under section 13(4) of the Act read with the 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.43,64,221/- as on 17.08.2026 with further interest & costs and Rs.44,77,218/- as on 30.10.2026** further interest & costs, 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 **30.10.2026 is Rs.44,77,218/- (Rupees Forty Four Lakh Seventy Seven Thousand Two Hundred Eighteen Only)** after reckoning repayments if any subsequent to the bank issuing the 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.

AUTHORISED OFFICER * INDIAN OVERSEAS BANK
Securitisation & Reconstruction of Financial Assts & Enforcement of Security Intrest Act 2002

DESCRIPTION OF THE SECURITY

Schedule of Secured Assets

<table>
<tr><td>Nature of security</td><td colspan="2">Particulars of securities</td></tr>
<tr><td rowspan="3">Mortgage</td><td colspan="2">All that the Undivided share of Land of 25 Sq yards and Residential Flat situated at TS.No 2678/01 and 2678/2, Plot Nos 109&110, Flat No.5 in 5th Floor, Sunrise Apartments, Aravinda Nagar, Anantapur, Anantapur District with UDS of 25 Sq yards, Plinth area of 1125 Sqft and bounded by –</td></tr>
<tr><td><u>Site Boundaries</u></td><td><u>Flat Boundaries</u></td></tr>
<tr><td>East : House of Y.Somaiah Jacob in D.No.11-977 in Plot No 111
West : Plot No.108
North : House of Sri Jacob Denial With D No 11/949
South : 40 feet Road</td><td>East : Corridor in 5th Floor
West : Plot NO 108
North : Flat NO 6 in 5th Floor
South : Open to Sky</td></tr>
</table>

Reserve price: Rs.32,10,000/-; EMD: Rs.3,21,000/- ;Bid increase amount: Rs.20,000/-

Date and time of e-auction	10.12.2026 & 11.00 AM TO 1.00 PM
EMD Remittance	The intending Bidders/Purchasers are requested to register on portal https://www.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 **10.12.2026 before 1.00 PM.** Intending bidders shall have a valid email address and should register their name/account by login to website of the aforesaid service provider.
Bid increase amount	Mention above separately for each security
Auto extension time	5 minutes for each property till sale is completed
Known Encumbrance if any	NIL for all security
Inspection Date & Time	**02.11.2026** onwards, with prior appointment from bank
submission of online application for BID with EMD	**02.11.2026** onwards
Last date for submission	**10.12.2026 before 1.00 PM**



of online application for BID with EMD	
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

Terms and Conditions

The property(ies) will be sold by e-auction through the service provider https://www.baanknet.com under the supervision of the Authorized Officer of the Bank.

The intending Bidders /Purchasers are requested to register on portal https://www.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 **10.12.2026 before 1.00 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://www.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://www.baanknet.com).

5. The submission of online application for bid with EMD shall start from **02.11.2026,10.00 AM** onwards.

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 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 must be of **Rs.20,000/-**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, Anantapur Branch" to the credit of A/C No: 12810113035001, Indian Overseas Bank, Anantapur Branch, Anantapur, Anantapur Dist-515001. Branch Code: 1281, IFSC Code: IOBA0001281.**

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

AUTHORISED OFFICER
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Intrest Act 2002
INDIAN OVERSEAS BANK

Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Anantapur** Branch, D.No.12-4-74, Plot No.52, S.J.Tower, Anantapur-515001, Anantapur-Dist during office hours from **02.11.2026** between **10.00 a.m. to 5.00 p.m.**

19. 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://www.baanknet.com)details of which are available on the e-Auction portal.

20. 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.

21. Platform https://www.baanknet.com for e-auction will be provided by service provider M/s PSB Alliance having Registered Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone & Help desk: +91 82912 20220 operation time of 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://www.baanknet.com



Place: Anantapur
Date: 31.10.2026

Authorised Officer

Indian Overseas Bank