Br Copy.

INDIAN OVERSEAS BANK
Virugambakkam Branch
No 25-A, M K Towers
Arcot Road
Virugambakkam
Chennai – 600 092

E-Mail: iob0289@iob.in
Phone: 044-4617 0289
Mob: 8925950289

Date: 12.11.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS
ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

To

Sl. No.	Borrowers/Mortgagors
1.	Mr. Gadiraju Nagaraju S/o: Late Ramalingaraju Gadiraju No - 214 Green Homes Rajunagar Street 1, Oggiam Thuraipakkam Chennai -600 097
	Also At Mr. Gadiraju Nagaraju S/o: Late Ramalingaraju Gadiraju Tata Consultancy Services 1, ETC Tower , ETL Infrastructure Services Ltd IT SEZ 200ft Radial Road MC N Nagar Extn Perungudi Chennai – 600 096

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 02.12.2025 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 **"BUSINESS STANDARD "** and **"DINAKARAN"** on 03.12.2025 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 Borrowers/Mortgagors have failed to pay the dues in full save and except payments amounting to ---NIL------- after issuance of demand notice dated 28.08.2025 . 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, the dues in the loan account as on 31.10.2026 is Rs.79,97,179.00 (Rupees Seventy Nine Lakh Ninety Seven Thousand One Hundred Seventy Nine 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 15 days that the below mentioned secured assets shall be sold by the undersigned on 30.11.2026 between 11:00 AM to 3:00 PM with auto extension of 10 Minutes through e- auction using https://baanknet.com/ web portal.

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 two newspapers of which one is in Vernacular shortly. A copy of the proposed paper publication is also enclosed.

SCHEDULE OF SECURED ASSESTS

Description of the Immovable Property
All the part and parcel of the Property Consisting of a Residential Flat bearing Flat No " C" in the First Floor with a super built up area measuring 1250 Sq Ft (undivided share of Land – 630 Sq Ft) including common amenities, common area of the Building , Apartment Named as " MATHESWARI FLATS " and one covered Car Parking together with 630 Sq Ft of undivided share of land situated at Plot No 20, Total Extent 2550 Sq Ft comprised in Survey No 188/1, 188/2 as per Patta No 556, as per Patta New Survey No 188/1C situated at NAVALUR VILLAGE , SURESH NAGAR , Thiruporur Taluk , Chengalpattu District (Formerly Chengalpattu Taluk, Kanchipuram District) within the Registration District of Chengalpattu and Sub- Registration District of Thiruporur . Pin – 600 130 Boundary of the Whole Property North by :- Plot No 7 South by :- 24 Feet Road East by :- Plot No 19 West by :- 20 Feet Road Latitude , Longitude of the Site – 12.846377, 80.219283 Owner of the Property: 1. Mr Gadiraju Nagaraju S/o Late Ramalingaraju Gadiraju

Yours Faithfully

Authorized officer

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

INDIAN OVERSEAS BANK
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Mob: 8925950289

Date –12.11.2026

PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property 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 property 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 conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the Web Portal https://baanknet.com/

Name and Address of the Borrowers & Mortgagors

Sl. No.	Borrowers/Mortgagors
1.	Mr. Gadiraju Nagaraju S/o: Late Ramalingaraju Gadiraju No - 214 Green Homes Rajunagar Street 1, Oggiam Thuraipakkam Chennai -600 097
	Also At Mr. Gadiraju Nagaraju S/o: Late Ramalingaraju Gadiraju Tata Consultancy Services 1, ETC Tower , ETL Infrastructure Services Ltd IT SEZ 200ft Radial Road MC N Nagar Extn Perundudi Chennai – 600 096

Date of NPA: 27.08.2025 Loan No - 028903464000055

Date of Demand notice: 28.08.2025

Dues claimed in Demand Notice: Rs. 71,96,832.00 as on 28.08.2025 with further interest & costs

Date of possession notice: 02.12.2025

Dues claimed in Possession Notice: Rs. 74,00,094.00 as on 02.12.2025 with further interest & costs

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc) – Not Known

Description of the Immovable Property
All the part and parcel of the Property Consisting of a Residential Flat bearing Flat No " C" in the First Floor with a super built up area measuring 1250 Sq Ft (undivided share of Land – 630 Sq Ft) including common amenities, common area of the Building , Apartment Named as " MATHESWAR FLATS " and one covered Car Parking together with 630 Sq Ft of undivided share of land situated at Plot No 20, Total Extent 2550 Sq Ft comprised in Survey No 188/1, 188/2 as per Patta No 556, as per Patta New Survey No 188/1C situated at NAVALUR VILLAGE , SURESH NAGAR , Thiruporur Taluk , Chengalpattu District (Formerly Chengalpattu Taluk, Kanchipuram District) within the Registration District of Chengalpattu and Sub- Registration District of Thiruporur . Pin – 600 130 Boundary of the Whole Property North by :- Plot No 7 South by :- 24 Feet Road East by :- Plot No 19 West by :- 20 Feet Road Latitude , Longitude of the Site – 12.846377, 80.219283 Owner of the Property: 1. Mr Gadiraju Nagaraju S/o Late Ramalingaraju Gadiraju

Reserve price: Rs.41.00.000.00 (Rupees Forty One Lakh Only)

(Reserve Price is exclusive of TDS, 1% TDS to be paid by the successful bidder separately on Bid Amount)

Date & Time of auction: 30.11.2026 between 11:00 AM to 3:00 PM

With auto extension of 10 Minutes each till sale is completed

EMD: Rs. 4,10,000.00 Bid increase amount: Rs.50,000.00

Auto extension time: 10 minutes

Known Encumbrance if any: Nil

Bank's dues have priority over the statutory dues

For terms and conditions please visit:

https://baanknet.com/ (web portal of e-auction of service provider)

Website – https://baanknet.com/

Date: 12.11.2026
Place: Chennai

-Sd-
Authorized Officer
Indian Overseas Bank

INDIAN OVERSEAS BANK
Virugambakkam Branch
No 25-A, M K Tower
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FORMAT OF E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES

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. Gadiraju Nagaraju S/o: Late Ramalingaraju Gadiraju No – 214,Green Homes, Rajunagar Street 1, Oggiam ,Thuraipakkam Chennai -600 097, also at Tata Consultancy Services ,1, ETC Tower , ETL Infrastructure Services Ltd, IT SEZ ,200ft Radial Road,MC N Nagar Extn, Perungudi, Chennai – 600 096, also at Flat No C, MATHESEWARI FLATS, Plot No 20,Navalur Village ,Suresh Nagar, Thiruporur Taluk ,Chengalpattu District ,Pin – 600 130

has borrowed monies from Indian Overseas Bank against the mortgage of the immovable property 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 – 28.08.2025 calling upon the borrower/ Mortgagor Mr Gadiraju Nagaraju S/o Late Ramalingaraju Gadiraju to pay the amount due to the Bank, being Rs. 71,96,832.00 **(Rupees Seventy One Lakh Ninety Six Thousand Eight Hundred Thirty Two Only) as on** 28.08.2025 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/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 02.12.2025 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 Section13(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. 74,00,094.00 (Rupees Seventy Four Lakh Ninety Four only) as on 02.12.2025 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 31.10.2026 works out to Rs.79,97,179.00 (Rupees Seventy Nine Lakh Ninety Seven Thousand One Hundred Seventy Nine 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.

SCHEDULE OF PROPERTY (IES)

Description of the Immovable Property
All the part and parcel of the Property Consisting of a Residential Flat bearing Flat No " C" in the First Floor with a super built up area measuring 1250 Sq Ft (undivided share of Land – 630 Sq Ft) including common amenities, common area of the Building , Apartment Named as " MATHESWARI FLATS " and one covered Car Parking together with 630 Sq Ft of undivided share of land situated at Plot No 20, Total Extent 2550 Sq Ft comprised in Survey No 188/1, 188/2 as per Patta No 556, as per Patta New Survey No 188/1C situated at NAVALUR VILLAGE , SURESH NAGAR , Thiruporur Taluk , Chengalpattu District (Formerly Chengalpattu Taluk, Kanchipuram District) within the Registration District of Chengalpattu and Sub- Registration District of Thiruporur . Pin – 600 130 Boundary of the Whole Property North by :- Plot No 7 South by :- 24 Feet Road East by :- Plot No 19 West by :- 20 Feet Road Latitude , Longitude of the Site – 12.846377, 80.219283 Owner of the Property: 1. Mr Gadiraju Nagaraju S/o Late Ramalingaraju Gadiraju

Date and time of e-auction	30.11.2026 - between -11:00 a.m to—3:00 p.m (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs. 41,00,000.00 (Reserve Price is exclusive of TDS ,1% TDS to be paid by the successful bidder separately on Bid Amount)
Earnest Money Deposit	Rs. 4,10,000.00
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " SARFAESI Sale Parking Account " to the credit of A/C no.-02890113035001 -Indian Overseas Bank, -Virugambakkam Branch, 25-A, Arcot Road , Virugambakkam Chennai – 600 092 Branch Code: 0289 IFSC Code: IOBA0000289
Bid Multiplier	Rs. 50,000.00 (the amount in multiples of which the bid is to be increased)
Inspection of property	From 16.11.2026 to 27.11.2026 (10:00 AM to 4:00 PM)
Submission of online application for bid with EMD	From 14.11.2026
Last date for submission of online application for BID with EMD	30.11.2026 up to 2:50 pm
Known Encumbrance if any	Nil
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not Known

*Bank's dues have priority over the statutory dues.

Terms and Conditions

1. The property will be sold by e-auction through the service provider https://baanknet.com/ 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 before the E-Auction date and time in the portal. 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
5. The submission of online application for bid with EMD shall start from **14.11.2026**
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.50,000/-**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 in favour of **"Indian Overseas Bank., Virugambakkam Branch "** to the credit of A/C No.**02890113035001/SARFAESI Sale Parking Account,** Indian Overseas Bank, Virugambakkam Branch , Chennai – 600 092 . Branch Code: 0289. IFSC Code: IOBA0000289.
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.
18. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser, if applicable. The above Reserve Prices are exclusive of applicable TDS. The bidders/purchaser shall bear the 1.00% of Income Tax /TDS extra on Reserve Price plus 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 1.00 % of the consideration as Income Tax.
19. The Bank reserves the right to defer or cancel the sale at any point of time before the issuance of sale certificate. If by virtue of Section 13(8) of the SARFAESI Act as amended in 2016 , if the Bank is constrained to cancel the sale at any point of time , no interest amount or any other amount such as damages, charges/costs etc will be payable on purchase consideration received from the bidder/purchaser
20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Virugambakkam Branch – Chennai, situated at No 25-A, Arcot Road, Virugambakkam, and Chennai during office hours till **16.11.2026 from 27.11.2026** between 10.00 a.m to 4.00 p.m on working days.
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 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.
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 (https://baanknet.com/) for e-auction will be provided by service provider having corporate office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (contact Phone **+91 8291220220**, Email - **support.baanknet@psballiance.com**) **. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com**

Date: 12.11.2026
Place: Chennai

Authorized Officer