

**Indian Overseas Bank
Chilakaluripet Branch**



Address: 7-118, GANDHIPETA, RVSCVS HIGH SCHOOL GIRLS PLAY GROUND,
CHILAKALURIPET, ANDHRA PRADESH-522616

(Phone No: 8925953186 & Email id: iob3186@iob.in)

Date: 27.08.2026

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

Sl.No	Borrower
1	M/S SAI KAARTHIK CITY CENTER Represented by It's Partners i)MR. RAVI MURALI MOHAN, (MORTGAGOR) Permanent Address: S/o: Sudhakar Ravi, No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081. Communication Address: 33-313 S/O SUDHAKAR, NH 5, NEAR SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616. ii)MRS. RAVI SAMRAJYAM, Permanent Address: 33-313 W/O SUDHAKAR, SANJEEVA NAGAR G T ROAD, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616. iii)MR. RAVI SUDHAKAR, Permanent Address: 33-313 S/O RAMAIAH SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre, S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616
2	MR. RAVI MURALI MOHAN (MORTGAGOR) Permanent Address: S/o: Sudhakar Ravi, No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081,

For INDIAN OVERSEAS BANK

AUTHORISED OFFICER

	Communication Address: 33-313 S/O SUDHAKAR , NH 5, NEAR SANJEEVA NAGAR,,Chilakaluripet ,522616. Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Muncipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.
3	MRS. RAVI KRISHNA PRIYA Permanent Address: W/o: Ravi Murali Mohan No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad-500081, Communication Address: W/O: Ravi Murali Mohan, 33-313 NH 5, NEAR SANJEEVA NAGAR,,Chilakaluripet ,522616. Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Muncipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.
Sl.No	Guarantor
4	MR RAVI MURALI MOHAN, (MORTGAGOR) Permanent Address: S/o: Sudhakar Ravi, No. 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081. Communication Address: 33-313 S/O SUDHAKAR, NH 5, NEAR SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Muncipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.
5	MRS RAVI SAMRAJYAM, Permanent Address: 33-313 W/O SUDHAKAR, SANJEEVA NAGAR G T ROAD, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Muncipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.
6	MR RAVI SUDHAKAR, Permanent Address: 33-313 S/O RAMAIAH SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Muncipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

For INDIAN OVERSEAS BANK

AUTHORISED OFFICER

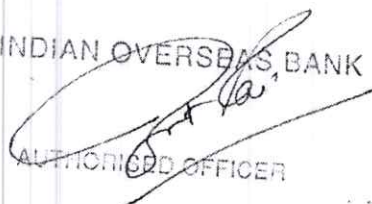
Dear Sir/Madam,

1. This has reference to recovery action initiated against you under the provision of the SARFAESI Act, 2002.
2. Please refer to possession notice Dated: **05.11.2025** issued to you regarding taking possession of the secured asset at more fully described in the schedule below and the paper publication of the said notice is done on **09.11.2025** by the authorized officer for the purpose of realization of the secured asset 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.

News Paper
Sakshi
The New Indian Express

Date of Publication
09.11.2025
09.11.2025

3. You the above-named borrowers/mortgagors/guarantors have failed to pay the dues in full save after issuance of demand notice dated: **02.08.2025**. 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. The dues in your loan accounts as on **24.08.2026** is **Rs.14,77,89,942.29/-** (Rupees Fourteen Crore seventy-seven lakhs eighty-nine thousand nine hundred forty-two and paise two 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 18.09.2026 between 11:00 A.M. and 02:00 P.M. hours** with auto extension of 5 minutes through e-auction using **(BAANKNET) Portal URL: <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 "The New Indian Express" (daily) and "Sakshi" (daily) shortly. A Copy of the proposed paper publication is also enclosed.

For INDIAN OVERSEAS BANK

AUTHORIZED OFFICER

West: Land belongs to Vidadala Lakshmi Narayana Site



Yours Faithfully,

Authorised Officer. ~~AUTHORISED OFFICER~~

1. E-Auction notice containing terms and conditions.
2. Proposed paper publication of E-Auction notice.

**Indian Overseas Bank
Chilakaluripet Branch**

Address: 7-118, GANDHIPETA, RVSCVS HIGH SCHOOL GIRLS PLAY GROUND,
CHILAKALURIPET, ANDHRA PRADESH-522616

Phone No: 8925953186 & Email id: iob3186@iob.in)



Date: 27.08.2026

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 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 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 **(BAANKNET) Portal URL: <https://baanknet.com/>**

Name & address of the Borrower:

Sl.No	Borrower
1	M/S SAI KAARTHIK CITY CENTER Represented by It's Partners i)MR. RAVI MURALI MOHAN, (MORTGAGOR) Permanent Address: S/o: Sudhakar Ravi, No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081. Communication Address: 33-313 S/O SUDHAKAR, NH 5, NEAR SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616. ii)MRS. RAVI SAMRAJYAM, Permanent Address: 33-313 W/O SUDHAKAR, SANJEEVA NAGAR G T ROAD, CHILAKALURIPET, ANDHRA PRADESH, 522616, Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal

For INDIAN OVERSEAS BANK

AUTHORIZED OFFICER

Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

iii)MR. RAVI SUDHAKAR

Permanent Address: 33-313, S/O RAMAIAH SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616,

Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No. 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616

2

MR. RAVI MURALI MOHAN (MORTGAGOR)

Permanent Address: S/o: Sudhakar Ravi, No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081,

Communication Address: 33-313 S/O SUDHAKAR, NH 5, NEAR SANJEEVA NAGAR, Chilakaluripet ,522616.

Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

3

MRS. RAVI KRISHNA PRIYA

Permanent Address: W/o: Murali Mohan Ravi, No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081,

Communication Address: W/o: Ravi Murali Mohan, 33-313, NH 5, NEAR SANJEEVA NAGAR, Chilakaluripet, 522616.

Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

Sl.No

Guarantor

4

MR RAVI MURALI MOHAN, (MORTGAGOR)

Permanent Address: S/o: Sudhakar Ravi, No 1-63/2/A/46 Guttala Begampet, Near Sri Chitanya Techno School, Cyber Hills, Shaikpet, Hyderabad- 500081.

Communication Address: 33-313 S/O SUDHAKAR, NH 5, NEAR SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616,

Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

5

MRS RAVI SAMRAJYAM,

Permanent Address: 33-313 W/O SUDHAKAR, SANJEEVA NAGAR G T ROAD, CHILAKALURIPET, ANDHRA PRADESH, 522616,

For INDIAN OVER SEAS BANK

AUTHORISED OFFICER

Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

6

MR RAVI SUDHAKAR ..

Permanent Address: 33-313, S/O RAMAIAH SANJEEVA NAGAR, CHILAKALURIPET, ANDHRA PRADESH, 522616,

Office Address: Sai Kaarthik City Centre S. No 152/1 of Purushothapatnam, D.No 33-313, Adi Andhra Colony, Revenue Ward No 1, Block No 32, Municipal Ward No 33, GT Road, Opp To Kalyani Hotel, National Highway 5, Chilakaluripet 522616.

Date of NPA: 29.07.2025

Date of Demand notice: 02.08.2025

Acknowledgment Date of Demand Notice: 27.08.2025

Dues claimed in Demand Notice: Rs.15,11,96,596.98/- (Rupees Fifteen Crore Eleven Lakhs Ninety-Six Thousand Five Hundred Ninety-Six and Paise Ninety-Eight Only) as on 29.07.2025.

Date of Possession Notice: 05.11.2025

Paper Publication Date of Possession notice: 09.11.2025

Dues claimed in Possession Notice: Rs.15,66,79,659.02/- (Fifteen Crore Sixty Six Lakhs Seventy-Nine Thousand Six Hundred Fifty Nine and Paise Two Only) as on 05.11.2025.

- Outstanding dues of Local State Government (Property Tax, Water sewerage, Electricity Bills etc.) to be ascertained by the prospective bidders and to be paid by the successful bidders.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE OF PROPERTIES

Schedule - A

All that piece and parcel of property measuring an extent 4961 Sq. yds or 4147.89 Sq.Mts. site 23,223 Sq Ft Ground Floor, 23,223 Sq feet First Floor, 23,223 Sq feet Second Floor, 23,223 Sq Ft Third Floor, Commercial Building situated in 33rd Block with nearest Old Door No 33-313, New Door No 33-621, S No 152/1 within Chilakaluripet Sub District, Narasaraopet Re- District, Palnadu District. Standing in the name of Mr. **RAVI MURALI MOHAN.**

Boundaries:

North: Vacant Site

South: Land belongs to Thota Nageswara Rao Site

For INDIAN OVERSEAS BANK

AUTHORISED OFFICER



Earnest Money Deposit: Rs.2,15,90,000/-

Date and time of e-auction: 18.09.2026 Between 11:00 A.M. to 02:00 P.M. with auto extension of 5 minutes each till sale is completed at the platform of (BAANKNET) Portal URL: <https://baanknet.com/>.

Last date for submission of online application for BID with EMD: 18.09.2026 BEFORE 02:00 P.M.

For detailed terms and conditions of the sale, please refer to the link provided in service provider's website: **(BAANKNET) Portal URL: <https://baanknet.com/>**. or Bank's website www.iob.in

~~AUTHORISED OFFICER~~

Registered Post with A/D

For further details please contact:

Indian Overseas Bank Chilakaluripet Branch 7-118 GANDHIPETA, RVSCVS HIGH SCHOOL GIRLS PLAYGROUND, CHILAKALURIPET, ANDHRA PRADESH-522616

Phone No:8925953186 & Email id: iob3186@iob.in

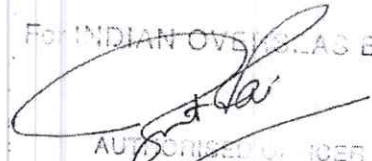
M/s. **Bank Asset Auction Network (BAANKNET)** having registered office at "Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037, email: support.BAANKNET@psballiance.com

Date: 27.08.2026

Place: Guntur

Authorized Officer

For INDIAN OVERSEAS BANK



AUTHORIZED OFFICER
Indian Overseas Bank



**Indian Overseas Bank
Chilakaluripet Branch**

Address: 7-118 GANDHIPETA, RVSCVS HIGH SCHOOL

GIRLS PLAYGROUND, CHILAKALURIPET, ANDHRA PRADESH-522616

Phone No:8925953186 & Email id: iob3186@iob.in

Date: 27.08.2026

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

Where **M/S SAI KAARTHIK CITY CENTER** Represented by It's Partners

1. RLLIQ – Liquefied Loan Account No- 318603482000001 i). MR RAVI MURALI MOHAN, (MORTGAGOR) ii).MRS.RAVI SAMRAJYAM iii).MR.RAVI SUDHAKAR (BORROWERS) AND ITS GUARANTORS i).MR RAVI MURALI MOHAN, (MORTGAGOR CUM GUARANTOR ii). MRS RAVI SAMRAJYAM iii).MR RAVI SUDHAKAR (GUARANTORS) 2. RHNIL Loan against property loan account No 318603453000021 by its

Borrowers i) MR .RAVI MURALI MOHAN (MORTGAGOR CUM BORROWER) ii) MRS. RAVI KRISHNA PRIYA (BORROWER) 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 to the Borrowers under Section 13(2) of the SARFAESI Act, 2002 (Act) on **02.08.2025** calling upon the borrower **M/S SAI KAARTHIK CITY CENTER** Represented by It's Partners**

1.RLLIQ – Liquefied Loan Account No- 318603482000001 i). MR RAVI MURALI MOHAN, (MORTGAGOR) ii).MRS.RAVI SAMRAJYAM iii).MR.RAVI SUDHAKAR (BORROWERS) AND ITS GUARANTORS i).MR RAVI MURALI MOHAN, (MORTGAGOR CUM GUARANTOR ii). MRS RAVI SAMRAJYAM iii).MR RAVI SUDHAKAR (GUARANTORS) 2. RHNIL Loan against property loan account No 318603453000021 by its

Borrowers i) MR .RAVI MURALI MOHAN (MORTGAGOR CUM BORROWER) ii) MRS. RAVI KRISHNA PRIYA (BORROWER) Rs.15,11,96,596.98/- (Rupees Fifteen Crore eleven lakhs ninety six thousand and ninety eight paise only) as on 29.07.2025 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 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 05.11.2025 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 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 payable.**15,66,79,659.02/- (Fifteen Crore sixty six lakhs, seventy nine**

For INDIAN OVERSEAS BANK

AUTHORIZED OFFICER

thousand six hundred fifty nine and two paise Only) as on 05.11.2025, 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. Bank has issued e-Auction Sale Notice dated 27.08.2026 with reserve price of **Rs.21,59,00,000/- (Rupees Twenty-one crore fifty-nine lakhs Only)** against the outstanding due of **Rs.14,77,89,942.29/- (Rupees Fourteen Crore seventy-seven lakhs eighty-nine thousand nine hundred forty-two and paise two nine Only)** as on 24.08.2026.

The dues of the borrower on 24.08.2026 is **Rs. Rs.14,77,89,942.29/- (Rupees Fourteen Crore seventy-seven lakhs eighty-nine thousand nine hundred forty-two and paise two nine Only)** along with further interest 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE OF PROPERTIES

All that piece or parcel of property measuring an extent 4961 Sq. yds or 4147.89 Sq.Mts. site 23,223 Sq Ft Ground Floor, 23,223 Sq feet First Floor, 23,223 Sq feet Second Floor, 23,223 Sq Ft Third Floor, Commercial Building situated in 33rd Block with nearest Old Door No 33-313, New Door No 33-621, S No 152/1 within Chilakaluripet Sub District, Narasaraopet Re- District, Palnadu District. Standing in the name of Mr. **RAVI MURALI MOHAN.**

Boundaries:

North: Vacant Site

South: Land belongs to Thota Nageswara Rao Site

East: NH No 5 Road

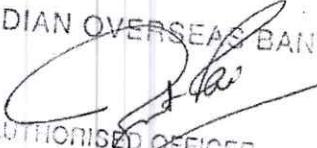
West: Land belongs to Vidadala Lakshmi Narayana Site



Reserve price: Rs.21,59,00,00/-

Earnest Money Deposit: Rs.2,15,90,000/-

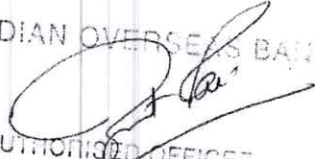
Date and time of e-auction	Date: 18.09.2026 Between 11:00 A.M. To 02:00 P.M. with auto extension of FIVE minutes, each till sale is completed.
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For INDIAN OVERSEAS BANK

AUTHORIZED OFFICER

EMD Remittance	The intending Bidders /Purchasers are requested to register on portal Bank Asset Auction Network (BAANKNET) 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 have to transfer the EMD amount using online mode in their Global EMD Wallet account by 18.09.2026 before 02.00 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.1,00,000/-
Inspection of properties	Date:28.08.2026 onwards with prior appointment with Bank
Submission online application for bid with EMD	Dt.28.08.2026 on wards
Last date for submission of online application for BID with EMD	Dt.18.09.2026 BEFORE 02:00 PM

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider **Bank Asset Auction Network (BAANKNET) Portal 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 **Bank Asset Auction Network (BAANKNET) 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 have to transfer the EMD amount using online mode in their Global EMD Wallet account by **18.09.2026 before 02:00 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 Bank Asset Auction Network (BAANKNET) Portal 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

For INDIAN OVERSEAS BANK

 AUTHORIZED OFFICER

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 **Bank Asset Auction Network (BAANKNET)** Portal URL: <https://baanknet.com/>).

5. The submission of online application for bid with EMD shall start from **28.08.2026 10:00 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 180 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.1,00,000/-** 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 before 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" to the credit of A/C No: 31860113035001, Indian Overseas Bank, Chilakaluripet Branch, 7-118 Gandhipet, RVSCVS High Girls playground, Chilakaluripet, Palnadu District, Andhra Pradesh PIN: 522616 Branch Code: 3186, IFSC Code: IOBA0003186.**

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. Sale of Immovable Properties (Other than agricultural land) involving sale consideration of Rs.50.00 lakhs and above attracts 1% income tax. **Bank shall recover TDS at 1% on the actual Successful Bid Amount**, from the successful bidder.

For INDIAN OVERSEAS BANK

AUTHORISED OFFICER

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**", "**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.
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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
19. Applicable GST charges shall be recovered from the transferee on Plant and Machinery/Equipment.
20. **For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Chilakaluripet Branch, 7-118 Gandhipet, RVSCVS High Girls playground, Chilakaluripet, Palnadu District, Andhra Pradesh PIN: 522616 during office hours till 17.9.2026 between 10:00 A.M. to 4:00 P.M.**
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 **Bank Asset Auction Network (BAANKNET) Portal URL: <https://baanknet.com/>** details of which are available on the e-Auction portal.
22. Once the e-auction is closed, the above shall inform successful bidder 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 **(BAANKNET) Portal URL: <https://baanknet.com/>** for e-auction will be provided by service provider M/s. **Bank Asset Auction Network (BAANKNET)** having registered office at "Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400037, email: support.BAANKNET@psballiance.com. The intending Bidders /Purchasers are required to participate in the e-auction

For INDIAN OVERSEAS BANK

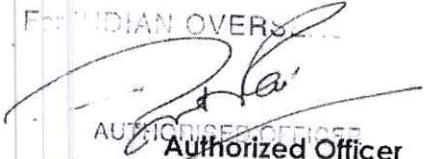
AUTHORISED OFFICER

Registered Post with A/D

process at e-auction Service Provider's website : Bank Asset Auction Network
(BAANKNET) Portal URL: <https://baanknet.com/>

Place:Guntur
Date: 27.08.2026

For AUDIAN OVERS...


AUTHORIZED OFFICER
Authorized Officer