ANNEXURE 15

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

To

Sl. No	BORROWER
1	MR. BABURAO DAVID, **S/o DAVID,** PERMANENT ADDRESS: **NO. 77, G1, KDP GANESA APARTMENT,** **THIRUPUGAL SALAI,** **BALAJI NAGAR, PATTABIRAM,** **CHENNAI – 600 072** **TAMILNADU**
2.	MR. BABURAO DAVID, **S/o DAVID,** PROPERTY ADDRESS: FLAT NO: B11 – S2, RAGHAVENDRA COLONY, VANDALUR – KELAMBAKKAM ROAD, SATHANKUPPAM VILLAGE, PUDUPAKKAM REVENUE VILLAGE, CHENGALPATTU TALUK KANCHIPURAM DISTRICT – 603 103

Sir,

1. This has reference to recovery actions initiated against you under the provisionsof the SARFAESI Act 2002.

2. Please refer to the possession notice dated 13.05.2026 issued to you regardingtaking possession of the secured assets at morefully described in the schedulebelow and the publication of the said possession notice in Dinamani (tamil daily) and The new Times of India (English (daily) on 16.05.2026 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.

3. You the above named borrowers / mortgagors / guarantors have failed to paythe dues in full save and except payments amounting to Rs. 29,66,873.96 after issuance of demand notice dated 31.10.2025 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 ason 30.08.2026 (date) is Rs.31,97,840.96 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 24.09.2026 between 11.00 hours and 15.00

hours with auto extension of 10 minutes through e- auction using **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 yourready information. Please also be advised that the said sale notice will also bepublished in Dinamani (Tamil daily) and The new times of India (English daily)shortly. A copy of the proposed paper publication is also enclosed.

All the piece and parcel of the Residential Flat No.B11 – S2 in second floor measuring a saleable area of 825 sq.ft and one covered car parking situated in Plot No. 11 in Sy.No. 299/4A and Sy.No. 299/5B of an extent of 2535 sq.ft in the Raghavendra Colony, Vandalur – Kelambakkam Road, Sathankuppam Village, Pudupakkam Revenue village, Chengalpattu taluk, Kancheepuram District. Bounded On the North by: Plot No. 6 On the South by: Road On the North by: Old Canal & land in Sy. No. 299/1B On the North by: Plot No. 10

Borrower has also availed cash credit limit and the dues in the account as on 30.08.2026 is Rs.8,78,396.98 (Rupees Eight lakhs seventy eight thousand three hundred and ninety six and ninety eight paise only)

Yours Faithfully

For INDIAN OVERSEAS BANK
Anna Nagar Branch Br. Code : 0270

Authorised officer

Chief Manager

Encl:

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

ANNEXURE 16

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

INDIAN OVERSEAS BANK
Padi Branch-2364

(No.878, MTH Road, Padi, Chennai-600050, email id: iob2364@iob.in

phone no: 892595 2364)

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property /ies 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/ies pursuant to the notice issued under Section13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan accountwith 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 whereasconsequent upon failure to repay the dues, the undersigned in exercise of powerconferred under Section 13(4) of the said Act proposes to realize the Bank's dues bysale of the said property/ies. 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/ MORTGAGOR: MR. BABURAO DAVID, S/o DAVID, NO. 77, G1, KDP GANESA APARTMENT, THIRUPUGAL SALAI, BALAJI NAGAR, PATTABIRAM, CHENNAI , TAMILNADU – 600 072

Date of NPA:28.10.2025 Date of Demand notice: 31.10.2025

Dues claimed in Demand Notice: Rs 29,66,873.96 as on 31.10.2025 with further interest & costs

Date of possession notice:

Dues claimed in Possession Notice: Rs. 30,89,610.96 as on 30.04.2026 with further interest & costs

*Outstanding dues Rs...-- ......of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

INDIAN OVERSEAS BANK PADI BRANCH CH-50

DESCRIPTION OF THE IMMOVABLE PROPERTY

Reserve price: 27.52 lakhs Date & Time of auction: 24.09.2026 between 11.00AM to 03.00PM EMD: 2.75 Lakhs

Bid increase amount: 50000/- Auto extension time: 10 minutes

Known Encumbrance if any:

Inspection Date& Time: 09.09.2026 to 23.09.2026 (11.00AM to 3.00PM on any working day)

***Bank"s dues have priority over the Statutory dues**

For terms and conditions Please visit:

https://www.iob.in/e-Auctions.aspx
https://www.publishtenders.gov.in
URL:https://baanknet.com/
(web portal of e-auction of service provider)

For INDIAN OVERSEAS BANK
Anna Nagar Branch Br. Code: 0270

Chief Manager

Date: 05.09.2026
Place: Padi

Authorised Officer
Indian Overseas Bank

NOTE TO BRANCHES (THIS SHOULD NOT FORM PART OF THE PUBLICATION):

1. **Ministry of Finance vide its Circular dated 14.05.2015 instructed Banks to go for small advertisements of sale notices in the newspapers and full details are to be provided in the website. Hence the above format.**

2. **Ministry of Finance vide its Circular dated 20.11.2015 instructed Banks that the address of the property in the advertisement should be complete with Pin code of the City or area and that the advertisement should contain a column mentioning the outstanding dues of Local Self Govt(Property Tax, water sewerage, electricity bills etc) on a particular date against each property.**

INDIAN OVERSEAS BANK
PADI BRANCH, CH-50

ANNEXURE 17

FORMAT OF E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES

(To be issued on the letter head of the branch with suitable modifications in the Contents on a case to case basis)

INDIAN OVERSEAS BANK
Padi Branch-2364

(No.878, MTH Road, Padi, Chennai-600050, email id: iob2364@iob.in

phone no: 892595 2364)

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. BABURAO DAVID, S/o DAVID** has borrowed monies from Indian Overseas Bank 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 **31.10.2025** calling upon the borrowers/ Mortgagor **MR. BABURAO DAVID, S/o DAVID** to pay the amount due to the Bank, being Rs.29,66,873.96 (Rupees Twenty Nine Lakhs Sixty Six Thousand Eight Hundred Seventy Three and Paise Nine Six Only) as on 31.10.2025 (date) payable togetherwith 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 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 13.05.2026 - 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 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. 30,89,610.96 (Rupees Thirty Lakh Eighty Nine Thousand Six Hundred Ten and Paise Nine Six Only) as on 30.04.2026 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 thedemand notice.

The dues of the borrower as on 05.09.2026 (date of sale notice) works out total Rs. 31,97,840.96 (Rupees Thirty one lakhs ninety seven thousand eight hundred and forty and ninety six paise Only) after reckoning repayments, if any, amounting to Rs. Nil subsequent to the Bank issuing demand notice.

Borrower has also availed cash credit limit and the dues in the account as on 30.08.2026 is Rs.8,78,396.98 (Rupees Eight lakhs seventy eight thousand three hundred and ninety six and ninety eight paise only).

The undersigned in exercise of the powers conferred under Sec 13(4) of the saidAct proposes to realize the Bank"s dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY(IES)

(Complete description of the security along with boundaries to be given)

All the piece and parcel of the Residential Flat No.B11 – S2 in second floor measuring a saleable area of 825 sq.ft and one covered car parking situated in Plot No. 11 in Sy.No. 299/4A and Sy.No. 299/5B of an extent of 2535 sq.ft in the Raghavendra Colony, Vandalur – Kelambakkam Road, Sathankuppam Village, Pudupakkam Revenue village, Chengalpattu taluk, Kancheepuram District.

Date and time of e-auction	**24.09.2026** (date) between **11.00AM** To **03.00.pm** (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price	**Rs.27.52 Lakhs**
Earnest Money Deposit	**Rs. 2.75 Lakhs**
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB Padi Branch Branch" to the credit of A/C no.23640 113035001 Indian overseas bank, Padi Brach(No.878, MTH Road, Padi, Thiruvallur -6000050) Branch Code:2364 IFSC Code: IOBA0002364
Bid Multiplier	Rs. 50000(the amount in multiples of which the bid is to be increased)
Inspection of property	**(09.09.2026 to 23.09.2026)** FROM 11.00Am to 3.00 pm on any working day.
Submission of online application for bid with EMD	**09.09.2026** onwards (date of publication of sale notice to be given)
Last date for submission of online application for BID with EMD	24.09.2026 up to 2.50PM
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.

INDIAN OVERSEAS BANK PADI BRANCH, CH-50

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank"s approved service provider M/S URL:https://baanknet.com/ under the supervision of the Authorized Officer of the Bank.

2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in **URL:https://baanknet.com** website (service provider"s website).

3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.

4. Bids in the prescribed formats shall be submitted "online" through the portal - **URL:https://baanknet.com/** along with the EMD & scanned copy of KYC documents includingphoto, PAN Card & address proof to the service provider and the Authorised Officer before 2.50pm hours on 24.09.2026 (Date).

5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

6. Bids without EMD shall be rejected summarily.

7. 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.

8. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.

9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.

INDIAN OVERSEAS BANK PADI BRANCH, CH-50

10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

11. 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.

12. 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.

13. 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.

14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.

16. 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.**

17. * In compliance with Section 194 IA of the Income tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. The bidder shall bear the 1% income tax extra on the Reserve price and bid multiplieramount 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% of the consideration as Income Tax on and above the bid price.

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Padi branch -2364 (No. 878, MTH Road, Padi, Thiruvallur -6000050) during office hours, Phone no.8925952364 or the Bank"s approved service provider M/s Banknet.com, address: Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037 (Contact: +91 **8291220220**)

PLACE: Padi
DATE: 05.09.2026

Authorised Officer

For INDIAN OVERSEAS BANK
Anna Nagar Branch Br. Code: 0270

Chief Manager

INSTRUCTIONS TO BRANCHES(NOT TO FORM PART OF SALE NOTICE)

- Sale notice should be affixed on the property and after affixture, you should take photographs of the same. This is to prove that the sale notice has been duly affixed by the Bank.
- Simultaneously, the sale notice should be published as per format given in **Annexure 16.**
- After issuing sale notice you may arrange to file caveat before DRT through our panel Advocate.
- Repayments after issuance of demand notice & possession notice, if any, till the date of issuance of sale notice should be indicated in the sale notice and the correct contractual dues payable after reckoning the aforesaid recoveries should be mentioned in the sale notice.

INDIAN OVERSEAS BANK * PADI BRANCH, CH.-50 *