INDIAN OVERSEAS BANK
CHIKODI BRANCH *चिक्कोड़ीशाखा*
Chikkodi Miraj Road,
Nagalingeshwara Colony Chikkodi
PIN : 591 201 Dist : Belgaum

Ref No: 2850/ADV/Nov/2026-27

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

To

Borrowers :	**Guarantors:**
M/S. Shivani Enterprises **Proprietress – Mrs.Padmini Basavaraj Kurli** C-209, Borgaon Textile Park Borgaon, Tq Chikodi, Dist Belagavi-591216 **Mrs.Padmini Basavaraj Kurli Proprietress of** M/S Shivani Enterprises 1. **R/o: W No 23 H No 65-4 , Vinayak Colony, Shahapur, Ichalkaranji, 19-Maharashtra- Pin-416115** 2. **#209, Shirahatti Bk, Tq Hukkeri, Dist-Belgaum, Pin-591305**	1. NA

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 15.05.2025 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 New Indian Express & Samyukta Karnataka on 17.05.2025 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 Securitisation and Reconstruction of Financial Assets

FOR INDIAN OVERSEAS BANK
Authorised Officer

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

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 amounting to Rs. **10,00,000/-** after issuance of demand notice dated 18.01.2025, Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as 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 03.11.2026 is **Rs. 59,19,932/-**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 Kannada Newspaper shortly.

Schedule of Secured Assets

Equitable mortgage followed by Regd. Memorandum of title deeds of industrial property situated at Plot No C-209, in the Borgaon Industrial estate comprised in Belgavi within the limits of Village Borgaon, Tq Chikodi Dist Belgaum. Measuring 25mtrs from N-S and 20 Mts from E-W containing by measurement of 500 sq.mts
Registred vide lease cum-sale deed No SAD-1-04647-2017-18 CD No SADD147 dated 28.12.2017.
Boundaries

North- 1St main Road 18.00 m wide
South- Plot no C-194
East- Plot No C-208
West-2nd Cross Road 15.00m wide

The property standing in the name of M/S Shivani Enterprises (Proprietress-Mr. Padmini Basavaraj Kurli

Place: Chikodi
Date: 05.11.2026

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
प्राधिकृत अधिकारी / 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
CHIKODI BRANCH *चिक्कोड़ीशाखा*
Chikkodi Miraj Road,
Nagalingeshwara Colony Chikkodi
PIN : 591 201 Dist : Belgaum

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. 59,19,932/-** as on 3.11.2026 plus interest & costs till realization of our entire dues 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 properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal URL: https://baanknet.com/

M/S Shivani Enterprises **Proprietress – Mrs.Padmini Basavaraj Kurli** C-209, Borgaon Textile Park Borgaon, Tq Chikodi, Dist Belagavi-591216
Mrs.Padmini Basavaraj Kurli **Proprietress of** M/S Shivani Enterprises 1. **R/o: W No 23 H No 65-4 , Vinayak Colony, Shahapur, Ichalkaranji, 19-Maharashtra- Pin-416115** 2. **#209, Shirahatti Bk, TqHukkeri, Dist-Belgaum, Pin-591305**

Date of NPA: 10.01.2025
Date of Demand notice: 18.01.2025
Dues claimed in Demand Notice: Rs. 57,13,674.78 as on 18.01.2025 with further interest & costs.
Date of possession notice: 15.05.2025
Dues claimed in Possession Notice: Rs. 58,27,123.05 as on 15.05.2025 with further interest & costs
Outstanding dues as on 03.11.2026 is Rs. 59,19,932/- with further interest & costs.

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

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Equitable mortgage followed by Regd. Memorandum of title deeds of industrial property situated at Plot No C-209, in the Borgaon Industrial estate comprised in Belgavi within the limits of Village Borgaon, Tq Chikodi Dist Belgaum. Measuring 25mtrs from N-S and 20Mts from E-W containing by measurement of 500 sq.mts
Registred vide lease cum-sale deed No SAD-1-04647-2017-18 CD No SADD147 dated 28.12.2017.
Boundaries

North- 1st main Road 18.00 m wide
South- Plot no C-194
East- Plot No C-208
West-2nd Cross Road 15.00m wide

The property standing in the name of M/S Shivani Enterprises (Proprietress-Mrs. Padmini Basavaraj Kurli

The reserve price and the earnest money deposit is:

S. No.	Security Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amt
1.	Property mentioned	Rs. 81,81,505/-	Rs. 8,18,150.50	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 **06.11.2026 to 22.11.2026.**

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

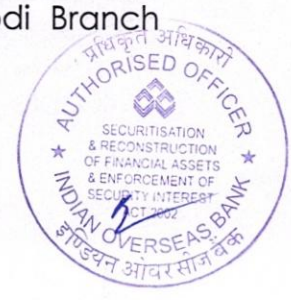
कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
प्राधिकृत अधिकारी / Authorised Officer
Authorised Officer
Indian Overseas Bank

Date: 05.11.2026
Place: Chikodi

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 **06.11.2026 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 Chikodi Branch**" to the credit of A/C No.**28500113035001** Indian Overseas Bank, Chikodi Branch Address: - Chikkodi Miraj Road,Nagalingeshwara Colony Chikkodi PIN : 591 201 Dist : Belgaum Code: **2850** IFSC Code: **IOBA0002850**



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 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the 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% of the consideration as Income Tax.

20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Chikkodi Miraj Road, Nagalingeshwara Colony Chikkodi PIN : 591 201 Dist : Belgaum **8925952850** during office hours from **10:00 AM till 04:00 PM, from 06.11.2026 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 (**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: support.baanknet@psballiance.com Tel :Tel: 8291220220)). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website **https://baanknet.com/**.

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK

प्राधिकृत अधिकारी / Authorised Officer

Place: CHIKODI
Date: 05.11.2026

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.

