



Indian Overseas Bank
Kalghatgi Branch (2654)
Main Road, Kalghatgi
Dharwad – 581 204, Phone: 89259 52654

Email ID: iob2654@iob.in

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 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 of **Rs.4,65,445.99** as on 23.09.2025 plus interest & costs till realization of our entire dues and where as 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/>

Name & address of the Borrowers/Mortgagors:

Borrowers/ Mortgagor: :	Guarantors/ Mortgagor:
<p>1. M/s Shivaganga Enterprises Address: Asset No. 455/1, Ground Floor, Shop No. 03, Ward No. 04, Borgal Complex, Jyothi Nagar, Hubli Karwar Road, Kalghatgi Tq, Dharwad Dist., Karnataka</p> <p>2. Mr. Kallappa Shivalingappa Gouri (Proprietor) Permanent Address: New Gabbur, Hubli, Murarhalli, Hubli M V Galli, Dharwad Dist., Karnataka</p>	<p>3. Mrs. Pushpa Kallappa Gouri (Guarantor/ Mortgagor) Permanent Address: Near Basaveshwar Temple, Solargoppa, Ganjigatti, Dharwad Dist., Karnataka</p>

Date of NPA: 30.11.2021

Date of Demand notice: 12.04.2022

Dues claimed in Demand Notice: Rs. 543565.00 as on 11.04.2022 with further interest & costs.

Date of possession notice: 02.09.2024



कुते इण्डियन ओवर्सीज बैंक
For INDIAN OVERSEAS BANK

प्रधिकृत अधिकारी / **Authorized Officer**

Dues claimed in Possession Notice: Rs. 8,25,708.99 as on 01.09.2024 with further interest & costs

Outstanding dues as on 23.09.2025 is **Rs. 4,65,445.99** with further interest & costs.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property consisting of Survey no 113B/1 of Property No.18-505-2A of ward no.13 at hubli karwar road, Kalghatgi, Kalghatgi Tq, Dharwad Dist 581204. Measuring 1012 Sq. Ft.
Bounded:

On the North by: Road,

On the South by: Property of Mr. Ramchandra J Kolekar,

On the East by: Property of Mr. Manohar R Kolekar

On the West by: Property of Mr. Mahabaleshwar Dongare

The property is standing in the name of Mrs. Pushpa Kallappa Gouri.

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. 1073500/-	Rs. 107350/-	Rs. 10,000/-

Date & Time of auction: **31.10.2025, 10.00 AM to 4.00 PM**

Bid increase amount: Rs. 10,000/-

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 **25.09.2025 to 30.10.2025**

EMD can be deposited till 31.10.2025 upto 4.00 PM

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

For terms and conditions please visit:

URL: <https://baanknet.com/>

Date: 24.09.2025

Place: Kalghatgi



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For INDIAN OVERSEAS BANK

प्रधिकृत अधिकारी / Authorised Officer
Indian Overseas Bank

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 **31.10.2025 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 **31.10.2025, 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 **25.09.2025 to 31.10.2025**
7. Bidder's Global Wallet should have sufficient balance (\geq 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 10,000/- 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 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 Kalghatgi Branch**" to the credit of A/C No. **26540113035001** Indian Overseas Bank, Kalghatgi Branch Address: - Main Road, Kalghatgi, Dharwad – 581 204; Branch Code: **2654** IFSC Code: **IOBA0002654**.



कुले इण्डियन ओवरसीज बँक
For INDIAN OVERSEAS BANK

अधिकृत अधिकारी / Authorised Officer

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, the highest bidder has to pay 1% income tax additionally on the highest bid amount for any sale consideration of Rs. 50 Lacs and above.
20. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Kalghatgi Branch** Address :- Main Road, Kalghatgi, Dharwad - 581 204 Phone No.8925952654 during office hours from **10:00 AM till 05:00 PM, from 25.09.2025 to 30.10.2025.**
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



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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 URL: <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: psba@psballiance.com). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website URL: <https://baanknet.com/>.

Place: Kalghatgi

Date : 24.09.2025



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For INDIAN OVERSEAS BANK

प्रधिकृत अधिकारी
Authorized Officer

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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.