



Indian Overseas Bank

Thillai Nagar Branch

No.15, PLA Complex, First Floor, 11th Cross,

Thillai Nagar, Trichy – 620 018

Phone: 0431-2740092

Email: iob0090@iob.in

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. Q. Abdul Khaliq and Mrs. A. Raihana Begum** 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 **13/03/2024** calling upon the Borrowers / Legal heirs of late **Mr. Q. Abdul Khaliq (Borrower & Mortgagor) 1) Mrs. A. Raihana Begum (Borrower), Legal Heir & Wife of Late, Mr. Q. Abdul Khaliq 2) Ms. Shahanaz Benazir, Legal Heir & Daughter of Late, Mr. Q. Abdul Khaliq 3) Ms. Nadiya Afshan Abdul Khaliq, Legal Heir & Daughter of Late, Mr. Q. Abdul Khaliq All residing at Gulam Residency, No.24, Sivaram Nagar, Thiruvanaikoil, Trichy-620005 and 4) M/s Mak Global Communication Rep. by its Partners Late, Mr. Q. Abdul Khaliq and Mrs. A. Raihana Begum, No.24, Sivaram Nagar, Thiruvanaikoil, Trichy- 620005 to pay the amount due to the Bank, being **Rs. 78,05,229.53** (Rupees Seventy Eight lakhs five thousand two hundred and twenty nine and paise fifty three only) **as on 29/02/2024** 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 borrowers 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 19.06.2024 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 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. 80,71,747/-** (Rupees Eighty lakhs seventy one thousand seven hundred and forty seven only) as on 14/06/2024 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 **30.01.2026** works out to **Rs. 66,77,776/-** (Rupees Sixty six lakhs seventy seven thousand seven hundred and seventy six only) after reckoning repayments, **Rs. 24,36,428/-**, 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.

Description of the Immovable Property	
Residential Land and Building at Plot No. 23, Sivaram Nagar, Nearby CKVI Apartments, Thiruvanaikoil, Thimmarayasamudram Village, Srirangam Taluk, Tiruchirappalli District – 620 005	
Detailed description of the property: Tiruchirappalli Registration District, Srirangam Sub-Registrar's Office, Srirangam Taluk, Thimmarayasamudram Village, in ward No.2, T.S.No.2056A1 part, 2055A part and 2059 part "SIVARAM NAGAR" colony bearing Plot no.23 measuring 1200 Sq.ft., of Land and building bounded within the following four boundaries: East: Plot No.22; West: Plot No.24; North: Plot No.29 and 30; South: 30 feet Wide East-West Road; Admeasuring East to West on both sides 30 feet and South to North on both sides 40 feet totaling 1200 sq.ft of land and building with all usual pathway rights, easement rights, etc., relates thereto., The property is situated at Sivaram Nagar Colony, within the limits of Srirangam Zone of Tiruchirappalli City Corporation.	
Date and time of e-auction	20.02.2026 between 11.00 A M and 3.00 P M with auto extension of 10 min till the sale is concluded.
Reserve Price	Rs. 61,98,000/- (Excluding tax) (Bidder shall bear the 1% income tax on the sale amount)
Earnest Money Deposit	Rs. 6,19,800/-



EMD Remittance	EMD shall be deposited through Net Banking/NEFT/RTGS mode in https://baanknet.com/ (Refer point no.3 in terms and conditions uploaded in the website)
Bid Multiplier	Rs. 75,000/-
Inspection of property	On all working days from 04.02.2026 to 19.02.2026 between 10.00 A M to 5.00 P M
Submission of online application for bid with EMD	04.02.2026 onwards
Last date for submission of online application for BID with EMD	20.02.2026 before 3.00 PM
Known Encumbrance if any*	Nil

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

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com/> under the supervision of the 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 by **20.02.2026 before 3.00 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. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through Net Banking/NEFT/RTGS mode in <https://baanknet.com/>. 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 **04.02.2026 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 240 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. 75,000/-** 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. (If single bid only is received then the bidder must quote at least one rupee higher than the Reserve Price).
9. 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,"Thillai Nagar" branch to the credit of A/C No. 00900113035001, Indian Overseas Bank, Thillai Nagar Branch, No.15, PLA Complex, First Floor.



11th Cross, Thillai Nagar, Trichy – 620 018, Phone: 0431-2740092, Email: iob0090@iob.in Branch Code: 0090.
IFSC Code: IOBA0000090.

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 Authorised 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 % on the Sale Price shall be paid under the PAN of the Purchaser. The bidder shall bear the 1% income tax on the bid 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.
19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Indian Overseas Bank, Thillai Nagar Branch, No.15, PLA Complex, First Floor, 11th Cross, Thillai Nagar, Trichy – 620 018, Phone: 0431-2740092, Email: iob0090@iob.in during office hours till 19.02.2026 before 5.00 p.m.
20. 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 authorised representative of e-auction service provider (<https://baanknet.com/>), details of which are available on the e-Auction portal.
21. 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.
22. Platform (<https://baanknet.com/>) for e-auction will be provided by service provider PSB Alliance - BAANKNET (Bank Asset Auction Network) having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (contact Phone Numbers +91



