



Indian Overseas Bank
BANNERGHATTA ROAD BRANCH
BENGALURU- 560076, KARNATAKA
Email ID: iob1605@iob.in

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**SALE NOTICE OF IMMOVABLE SECURED ASSETS
ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES
2002**

To

Sl no	<u>Borrower :</u>	<u>SNo</u>	<u>Guarantor :</u>
1	M/s. Prince Concretes Manufacturing Private Limited. Sy. No. 246/1/2, Begur to Koppa Road S. Bingipura, Jigani Hobli, Anekal Taluk Bangalore, Karnataka-560105 (Borrower)	6	Mr Prashanth Rayulu A V Director, M/S Prince Concretes Manufacturing Pvt Ltd S/o Late A C Vishwanath Address: No 17/ A , 1 st main Road, Near Maduramma Temple, K H Layout Thavarakere, Bangalore South, Karnataka 560029 (Personal Guarantee)
2	Mr Prashanth Rayulu A V Director, M/S Prince Concretes Manufacturing Pvt Ltd S/o Late A C Vishwanath Address: No 17/ A , 1 st main Road, Near Maduramma Temple, K H Layout Thavarakere, Bangalore South, Karnataka 560029 (Director/ Borrower)	7	Mrs Thanuja A V D/O Late A C Vishwanath, Address : No 17/ A , 1 st main Road, Near Maduramma Temple, K H Layout Tavarakere, Bangalore South, Karnataka 560029 (Personal Guarantee)
3	Mrs Thanuja A V - Director M/S Prince Concretes Manufacturing Pvt Ltd D/O Late A C Vishwanath, Address : No 17/ A , 1 st main Road, Near Maduramma Temple, K H Layout Tavarakere, Bangalore South, Karnataka 560029 (Director/Borrower)	8	Mrs Ambica Venkataram W/o- Late Anjinappa Address: No 27/28 Survey 17 , 3 Rd Block, Maruthi Nagar , Ullalu Upanagara, Bangalore, Karnataka- 560056 (Personal Guarantee)

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank
क्षेत्रीय कार्यालय, बंगलूरु
REGIONAL OFFICE, BENGALURU

प्राधिकृत अधिकारी / Authorised Officer

4	Mrs Ambica Venkataram- Director M/S Prince Concretes Manufacturing Pvt Ltd W/o- Late Anjinappa Address: No 27/28 Survey 17 , 3 Rd Block, Maruthi Nagar , Ullalu Upanagara, Bangalore, Karnataka- 560056 (Director/Borrower)	9	Mr Raja M Address: S/o Muniyappa, No 152/45 24 th A main , 2 nd Cross, Agara, Near Kargadamma Temple, Bangalore South, Karnataka 560102 (Personal Guarantee)
5	Mr Raja M - Director M/S Prince Concretes Manufacturing Pvt Ltd Address: S/o Muniyappa, No 152/45 24 th A main , 2 nd Cross, Agara, Near Kargadamma Temple, Bangalore South, Karnataka 560102 (Director/Borrower)	10	Mrs Mallika V W/O Late A C Vishwanath, Address : No 17/ A , 1 st main Road, Near Maduramma Temple, K H Layout Tavarakere, Bangalore South, Karnataka 560029 (Guarantor/Mortgagor)

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 07.09.2026 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 The New Indian Express and Udaykala Newspapers on 09.09.2026 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 have failed to pay the dues in full even after issuance of **demand notice dated 06.07.2026**. 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 the loan account as **on 20.09.2026 is of Rs 4,56,14,283.63 (Geci Loan 160503510000004-Rs 29,56,372.25, Cash Credit 160502000000269 - Rs 4,26,57,911.38** (Rupees Four Crores Fifty Six Lakhs Fourteen thousand Two Hundred Eighty Three and Paise Sixty Three only) + Un debited interest till date along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
4. We hereby give you notice of 30 days that the below mentioned secured assets shall be sold by the undersigned on **22.10.2026 between 11:00 A.M and 1 P.M.** hours with auto extension of 10 minutes through e-auction using <https://baanknet.in> (Web portal).

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5. 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. A copy of the proposed paper publication is also enclosed.

SCHEDULE OF SECURED ASSETS

Description of the Immovable properties

PROPERTY 1 :

All the part and parcel of Commercial Site at No. 1004, Kengeri Ring Road, Sir M V Layout Extension, 9th Block, Sonnenahalli, Kengeri Hobli, Bengaluru - 560056 measuring 3874.80 sqft **standing in the name of Mrs. Ambica Venkatram**

Bounded by:

East by: Outer Ring Road
West by: Site No.1014 & 1015
North by: Site No.1003
South by: BDA Property

Property 2:

All the part and parcel of residential property bearing Site No 17/A, , Old No 2, 'Lakshmi Nilaya', Ward no.171, 1st Cross Road, Kengal Hanumanthaiah Layout , BTM 1st stage, Sy no.03, Tavarekere, Near Madduramma Temple, Bangalore 560029 (site measuring 1000 sqft and building constructed thereon of 3264.0 sqft **in name of Smt Mallika**

Bounded by:

East by: Site no.17, V Gurulingappa's Property
West by: Private property
North by: 1st Cross Road
South by: Private property

PROPERTY 3:

All the part and parcel of residential house property (site measuring 1144 sqft and building constructed thereon of 2760.0 sqft) situated at Site No.45," Jayanilaya', 2nd cross road, 24th 'A' Main Road, Sy no.74, Agara Bommanahalli Village, Ward no.174, Begur Hobli, Bangalore South, Karnataka - 560102 **in the name of Mr. M Raja**

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प्राधिकृत अधिकारी / Authorised Officer

Bounded by:

East by: House belonging to Venkataramanappa
West by: House belonging to Rathnamma
North by: 2nd Cross Road
South by: House belonging to Ramaiah

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प्राधिकृत अधिकारी / Authorised Officer

Date: 21.09.2026

Place: Bengaluru

**Authorised Officer
Indian Overseas Bank**

- Encl: 1. Proposed Paper publication of E-auction Notice
2. E-auction notice containing terms and conditions



INDIAN OVERSEAS BANK
BANNERGHATTA ROAD BRANCH
New 12 & 13, N S Palya Ind. Area, 1st Cross
Next to Shopper's Stop, Bannerghatta Main Road
BENGALURU, KARNATAKA-560076
Ph no.080-22950121, Email Id: iob1605@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 plus interest & costs as detailed hereunder 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 <https://baanknet.in>

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Date of NPA: 05.07.2026

Date of Demand notice: 06.07.2026

Dues claimed in Demand Notice: Rs 4,44,42,414.26 as on 05.07.2026 ((Rupees Four Crores Forty Four Lakhs Forty Two Thousand Four Hundred Fourteen and Twenty Six paise only) with further interest at contractual rates and rests

Date of possession notice: 07.09.2026

DUES CLAIMED IN POSSESSION NOTICE: Rs.4,52,61,723.46 as on 06.09.2026 (Rupees Four Crores Fifty Two lacs Sixty One Thousand Seven Hundred Twenty Three and Paise Forty Six only) with further interest at contractual rates and rests, if any, made after issuance of demand notice.

Outstanding dues as on 20.09.2026 is of Rs 4,56,14,283.63 (Geci Loan 160503510000004-Rs 29,56,372.25, Cash Credit 160502000000269 - Rs 4,26,57,911.38 (Rupees Four Crores Fifty Six Lakhs Fourteen thousand Two Hundred Eighty Three and Paise Sixty Three only) with further interest & costs till the date of repayment in full.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE OF SECURED ASSETS

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Bounded by:

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Bounded by:

East by: Site no.17, V Gurulingappa's Property
West by: Private property
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PROPERTY 3:

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Bounded by:

East by: House belonging to Venkataramanappa
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The reserve price and the earnest money deposit is:

	Property Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amt
1	Property 1 as detailed above	Rs.5,71,48,000 .00	Rs.57,14,800/-	Rs. 1,00,000/-
2	Property 2 as detailed above	Rs.1,78,26,000 .00	Rs.17,82,600/-	Rs. 1,00,000/-
3	Property 3 as detailed above	Rs.2,10,35,000 .00	Rs.21,03,500/-	Rs. 1,00,000/-

Date & Time of auction: 22.10.2026, 11:00 AM to 1.00 PM

Bid increase amount: Rs.1,00,000/-

Auto extension time: 10 minutes

Known Encumbrance if any: NIL

Inspection Date & Time: During office hours from 10:00AM till 05:00 PM, from 22.09.2026 to 19.10.2026

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

For terms and conditions please visit:

<https://www.iob.in/e-Auctions.aspx>

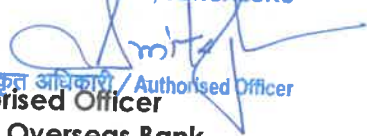
<https://www.publishtenders.gov.in>

<https://baanknet.in/e-auction-psb/bidder-registration> (web portal of e-auction Service provider)

Date: 21.09.2026

Place: Bengaluru

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प्राधिकृत 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 <https://baanknet.in/e-auction-psb/bidder-registration> under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.in/e-auction-psb/bidder-registration> 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 1 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account **by 22.10.2026 before 09:00 AM**. 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 <https://baanknet.in/e-auction-psb/bidder-registration> 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.
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.in>
5. The submission of online application for bid with EMD shall start **from 22.09.2026**
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 **10 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 of Rs 1,00,000/- 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.
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, Bannerghatta Road Branch**" to the credit of A/c No. 16050113035001 Indian Overseas Bank, Bannerghatta Road Branch; Address: New

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12&13, N S Palya Ind. Area, 1st cross, Next to Shoppers Stop, Bannerghatta Road, Bengaluru, Karnataka 560076, email-iob1605@iob.in, Mobile No.8925951605.

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", 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.
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 Reserve Price shall be deducted and paid under PAN of the Purchaser. Since 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 Rs.50 Lacs 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, Bannerghatta Road Branch** Address : New 12&13, N S Palya Ind. Area, 1st cross, Next to Shoppers Stop, Bannerghatta Road, Bengaluru 560076, Karnataka Ph no: 080-22950121/89259 51605 during office hours from **10:00 AM till 05:00 PM , from 22.09.2026 to 19.10.2026.**
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 assistant is required before or during e-auction process, the

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bidder may contact authorized representative of e-auction service provider (<https://baanknet.in/e-auction-psb/bidder-registration>), details of which are available on the e-Auction portal.

21. 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.

22. Platform for e-auction will be provided by service provider M/S PSB Alliance baanknet.in portal having office at Unit I, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400 037 (contact Phone No.8291220220, email id: support.baanknet@psballiance.com, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website (<https://baanknet.in/e-auction-psb/bidder-registration>)

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REGIONAL OFFICE, BENGALURU

प्राधिकृत अधिकारी / Authorised Officer

Place: Bangalore

Date :21.09.2026

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.