

	Indian Overseas Bank BARODA MAIN Branch(Br.Code:0105) 156/2-3,Mehtapole, Bank Road,Mandvi, Vadodara Gujarat-390006
IFSC Code: IOBA0000105	☎: 8925950105
MICR Code: 390020008	e-mail: iob0105@iob.in
SWIFT Code: IOBAINBB105	Website: www.iob.in
Ref. No.- 0105/02/2026-27	Date: 25.09.2026

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on **14.10.2026 "As is where is", "As is what is" and "Whatever there is"** basis on for recovery of **Rs.92,24,228.85 (Rupees Ninety Two Lakhs Twenty four Thousand Two Hundred and Twenty Eight and Eighty five Paisa Only)** due amount plus uncharged interest on 31.08.2026 due to the Indian Overseas Bank, Secured Creditor from the borrower(s) **Mrs. Latha Shivkumar, Flat No 401-402 Gunatit Residency, Near Lalbaug Plaza, Manjalpur, Vadodara Gujarat 390011**

SCHEDULE OF PROPERTY (IES)

S.No.	Property Details	Reserve Price Rs.	EMD Rs.
1.	All that piece and parcel of non-agricultural plot of land in Mauje: Kasba Vadodara lying being land bearing (1) R.S no 231/1 Tikka no 94, C.S no.579, area admeasuring 13.1922 Sq. Meters, (ii) R.S no 231/1 Tikka no 94,C.S no 580,area admeasuring 3324.359 Sq. Meters, (iii) R.S no 231/1 Tikka no 93/28, C.S No 581 area admeasuring 94.3898 Sq. Meters, (iv) R.S no 231/1 Tikka no 93/4 C.S no 582, area admeasuring 602.4781 Sq. Meters, (v) R.S no 231/1 Tikka no 93/27 C.S no 583, area admeasuring 1098.8606 Sq. Meters (vi) R.S No 231/1 Tikka no 93/20,C.S No 584, area admeasuring g 933.1211 Sq. Meters (vii) R.S No 231/1 Tikka no 93/19 C.S no 585, area admeasuring 508.367 Sq. Meters, (viii) R.S no 231/1 Tikka no 93/5 C.S no 602, area admeasuring 715.3556 Sq. Meters, (ix) R S no 231/1 Tikka no 93/24, CS no 603, area	51,51,600/- (Rs Fifty One Lakhs Fifty one thousand Six hundred only)	5,15,160/- (Rs Five Lakhs Fifteen Thousand One hundred and Sixty Only)



admeasuring 743.9698 Sq. Meters, (x) R S no 231/1, Tikka no 93/22 C S no 604, area admeasuring 557.6057 Sq. Meters (xi) R.S no 231/1, Tikka no 93, CS no 605, area admeasuring 1434.15 Sq. Meters, Paikki land deducted for road admeasuring 5408.55 Sq. Meters. After land deduction remaining admeasuring 8112.84 Sq. Meters, Paikki land admeasuring 4322.59 Sq. Meters known as "Apsara 'Skyline" tower -H, third floor, shop no 32, 33, 34, 35 and 54, super built up area admeasuring 1540.00 Sq. Fts at registration sub district and district Vadodara and bounded as under:- Boundaries:- For shop no. 32,33,34,35 East:- By shop no 31 West:- By shop no 36 North:- By passage South:- By shop no. 50,51,52,53 For shop no. 54 East:- By shop no 55 West:- By shop no 53 North:- By shop no 31 South:- By passage and main road		
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*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc): To be ascertained by the bidder

* Bank's dues have priority over the statutory dues

Date and time of e-auction 14.10.2026 (Wednesday) Auction Time 11.30AM to 3.30 PM with auto extension of 20 minutes each till sale is completed at the platform of <https://baanknet.com/>.

For detailed terms and conditions of the sale, please refer to the service provider's link <https://baanknet.com/> or bank's website www.iob.in

Last date for submission of online application for BID with EMD: 13.10.2026 upto 5.00 PM

Place: Vadodara

Date: **25.09.2026**


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.

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 Bidder(s) /Purchaser has to transfer the EMD amount using online mode in his Global EMD Wallet account by **13.10.2026** latest by 5.00 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 NEFT/ Challan Mode (**After generation of Challan from <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.
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 – baanknet portal (<https://baanknet.com/>).
5. The submission of online application for bid with EMD shall start from **27.09.2026** and end on **13.10.2026** at 5 PM
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 20 Minutes with auto extension time of 20 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.10000/- to the last higher bid of the bidders. 20 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 20 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 Baroda Main Branch**" to the credit of A/C No **01050113301010** of **Indian Overseas Bank, Baroda Main Branch 156/2-3 Mehtapole, Banj Road Mandvi . Branch Code: 0105 IFSC Code: IOBA0000105.**

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 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.

19. For verification about the title documents, Property and inspection thereof, the intending bidders may contact The Manager, Indian Overseas Bank, **Baroda Main**



Branch 156/2-3 Mehtapole, Banj Road Mandvi during office hours from 27.09.2026 to 13.10.2026 (10 Am to 03.00 PM). Phone No. 8925950105

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 authorized 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 Private Limited, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai- 400037,, 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.com/>.

23. For further details regarding inspection of property/e-auction the intending bidders may contact the **Branch Manager, Indian Overseas Bank Baroda Main Branch** during office hours. Phone No. 8925950105

Place: Vadodara
Date: 25.09.2026


Authorized Officer




Indian Overseas Bank

BARODA MAIN Branch(Br.Code:0105)

156/2-3, Mehtapole, Bank Road, Mandvi, Vadodara
Gujarat-390006

IFSC Code: IOBA0000105

☎: 8925950105

MICR Code: 390020008

e-mail: iob0105@iob.in

SWIFT Code: IOBAINBB105

Website: www.iob.in

Ref. No.- 0105/03/2026-27

Date: 25.09.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

S. N.	Borrowers/Mortgagor
1.	Mrs. Latha Shivkumar, Address:-Flat No 401-402 Gunatit Residency, Near Lalbaug Plaza, Manjalpur, Vadodara Gujarat 390011

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 **05.02.2026** 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 **Loksatta Jansatta (daily)** and **Business Standard (daily)** on **13.02.2026** 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 Securitization 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 pay the dues in full save and except payments amounting to of **Rs. NIL** after issuance of demand notice dated **18.10.2025**. 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 as on **31.08.2026 (date)** is **Rs.92,24,228.85 (Rupees Ninety Two Lakhs Twenty four Thousand Two Hundred and Twenty Eight and Eighty five Paisa Only)** due amount plus uncharged interest on 31.08.2026 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 **14.10.2026** between **11:30 AM and 03:30 PM with auto extension of 20 minutes** through e-auction using <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 your ready information. Please also be advised that the said sale notice will also be published in **Sandesh (daily) and Financial Express (daily)** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

All that piece and parcel of non-agricultural plot of land in Mauje: Kasba Vadodara lying being land bearing (i) R.S no 231/1 Tikka no 94, C.S no.579, area admeasuring 13.1922 Sq. Meters, (ii) R.S no 231/1 Tikka no 94, C.S no 580, area admeasuring 3324.359 Sq. Meters, (iii) R.S no 231/1 Tikka no 93/28, C.S No 581 area admeasuring 94.3898 Sq. Meters, (iv) R.S no 231/1 Tikka no 93/4 C.S no 582, area admeasuring 602.4781 Sq. Meters, (v) R.S no 231/1 Tikka no 93/27 C.S no 583, area admeasuring 1098.8606 Sq. Meters (vi) R.S No 231/1 Tikka no 93/20, C.S No 584, area admeasuring g 933.1211 Sq. Meters (vii) R.S No 231/1 Tikka no 93/19 C.S no 585, area admeasuring 508.367 Sq. Meters, (viii) R.S no 231/1 Tikka no 93/5 C.S no 602, area admeasuring 715.3556 Sq. Meters, (ix) R S no 231/1 Tikka no 93/24, CS no 603, area admeasuring 743.9698 Sq. Meters, (x) R S no 231/1, Tikka no 93/22 C S no 604, area admeasuring 557.6057 Sq. Meters (xi) R.S no 231/1, Tikka no 93, CS no 605, area admeasuring 1434.15 Sq. Meters, Paikki land deducted for road admeasuring 5408.55 Sq. Meters. After land deduction remaining admeasuring 8112.84 Sq. Meters, Paikki land admeasuring 4322.59 Sq. Meters known as "Apsara Skyline" tower -H, third floor, shop no 32, 33, 34, 35 and 54, super built up area admeasuring 1540.00 Sq. Fts at registration sub district and district Vadodara and bounded as under:-

Boundaries:-

For shop no. 32,33,34,35

East:- By shop no 31

West:- By shop no 36

North:-By passage

South:- By shop no. 50,51,52,53



For shop no. 54

East:- By shop no 55

West:- By shop no 53

North:- By shop no 31

South:- By passage and main road

Yours Faithfully



Authorised officer

Date: 25.09.2026



Encl:

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