

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]

E Auction Sale Notice for Sale of secured assets (Immovable) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, Act 2002 Read with proviso to Rule 8(6) and Rule 6(2) of the Security Interest (Enforcement) Rules 2002.
Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below mentioned immovable and movable properties mortgaged/ charged/ hypotheccated to the secured creditor, the symbolic/ physical possession of which has been taken by the Authorized Officer of Indian Overseas Bank, the Secured Creditor will be sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" on 24/11/2025 between 12.00 P.M. to 5.00 P.M. through Auction portal www.iob.in and <https://BAANKNET.com> for recovery of Bank dues from the borrowers/ guarantors. The reserve price and EMD are given below. Bids will increase in multiple of Rs. 10,000/- for all the properties.

Sl. No.	Name of Borrower/ Mortgagors	Property Details	Reseve Price/ EMD (Rs in Lakhs)
Branch: Bhadrawati			
1.	M/S. Nandu Paan Shop & Daily Needs Prop: Mr. Nandkumar Satvaji Salve	All that piece and parcel of plot no 11, survey no 17, Ganpati ward, Gaurala, Village Gaurala, Taluka Bhadrawati, Dist Chandrapur having area admeasuring 280.93 Sq. mt. The property is bounded as under: East: Residential Plot No.12, West: Residential Plot No 10, North: Residential Plot No 8 & 9, South: 7.5 m wide layout road	Rs.12.50 Lakhs Rs. 1.25 Lakhs
Hudkeshwar Branch			
2.	Mr Akash Gokul Patil & Mrs Mahima Akash Patil	All that part and parcel of property consisting of apartment Flat no. 302, 3rd floor, Shivam Apartment, admeasuring built up area 64.50 Sq meter and having 16.677% proportionate undivided share in the land in all that piece and parcel of land bearing Nagpur Improvement Trust, Nagpur plot no- 48 and 49 , Khasra no -139, total admeasuring 248.930 sq meters; Mouza Zingabai Takali, City survey no-242, Sheet no-41, Nagpur Municipal Corporation, Nagpur no.3397/48+49, Ward no-57, within Limits of Nagpur Municipal Corporation, Nagpurwith undivided share of land standing in the name of Mr Akash Gokul Patil & Mrs Mahima Akash Patil The property is bounded as under: East - Road, West - Plot no 42 and 43, North - Plot no 47, South - Road.	Rs.17.85 lakh Rs. 1.79 lakh
Branch : Chikhli			
3.	Mr.Suresh Mahadev Mane (Patil)	All that piece and parcel of land along with construction thereon, Nz.Sheet No.38,CST No.628,old property No.91,Near Hanuman Mandir,On Renuka devi mandir road, Near Bajodi chawk,at-Chikhli,Tag-Chikhli,Dist-Buldhana. admeasuring 430.40 Sq.Ft. The property is standing in the name of Mr.Suresh Mahadev Mane(Patil) which is bounded as under: To the East – Govt.lane, To the West – House of Nagnath appa Shete, To the North – House of Lakde, To the South - Road	Rs.18.27 Lakh Rs.1.83 Lakh
Branch: Bela Branch			
4.	Mrs. Riju Anshul Gupta and Guarantor Mr. Anshul Arvind Gupta	All that piece and parcel Residential Flat No 209, 2nd floor at ' Surya Tower-3', PC No 06, Shahapur, Tal & District Buldhana with 1.45% share on plot of land and having built up area 59.369 Sqmeter and Super Built up Area of 89.808 Sqmeter. The flat is bounded as under: East: Passage, West: Flat No 210, North: Nagpur Bhandara Road, NH 06, South: Passage	Rs.11.81 Lakh Rs.1.19 lakh
Branch: Shegaon			
5.	Mr Pankaj Purushottam Diwanka & Mrs Palak Pankaj Diwanka	All the piece and parcel of Residential property situated at Flat No S-3, Second Floor, Shree Gajanan Towers Apartment , Veer Bhagat Singh Chowk, Shegaon, Dist-Buldhana, Maharashtra-444203, Admeasuring 787.63 sq ft, Property is owned by Mr Pankaj Purushottam Diwanka & Mrs Palak Pankaj Diwanka The property is bounded as under: East: Common Passage, West: Outer wall of the said tower, North:Flat No S-4, South: Outer wall of the said building.	Rs. 22.30 Lakh Rs.2.23Lakh
Pandey layout			
6.	Mr. Tausif Khan Mohammad Sajid Khan and Mr. Mohammad Sajid Khan Mohammad Salim Khan	NGP15072022-PLOT NO 44, KH NO 62/2 SHIVANGI GRUHA NIRMAN SAHAKARI SANSTHA NAGPUR-SHIVANGI SOCIETY,UMRED ROAD, MOUZA-DIGHORI, WARD NO 20 COPORATION HOUSE NO 3172/A/44, BADA TAJBAG, NAGPUR - 440024 Property in the name of Mr. Tausif Khan Mohammad Sajid Khan and Mr. Mohammad Sajid Khan Mohammad Salim Khan UPIN (Unique Property Identification No) - 0200580019 The property is bounded by: East: Plot No 45, West: Plot No 43, North: 25 Ft wide layout road ,South: Plot No. 54	Rs.46.34 Lakh Rs. 4.64 lakh
Nagpur Main			
7.	Mr. Arifur Rahman S/O Abdur Rashid	All That RCC Super Structure Constituting Residential Duplex No. 9 Containing By Admeasuring Plot Area 160 Sq. Mtrs. (1721 Sq. Ft.) & Constructed Super B/Up Area Admeasuring 105.11 Sq. Mtrs (1131 Sq. Ft.) On Ground Floor Of Situated At Forming A Portion Of Entire Land Bearing Survey / Khasra No. 177/4, P.H. No. 53 Admeasuring An Area Of 01.11 Hr. (I.E. 11100 Sq. Mtrs) Of Mouza Chakanpur, Tehsil Saoner, Dist Nagpur, Particularly Described In The Schedule Written Hereunder, With Rights To Hold 54.016% Undivided Variable Proportionate Share And Interest Pertaining To F.S.I. In The Said Piece Of Land Particularly Described In The Schedule Written Hereunder As Part And Parcel Of Present Deed Standing In The Name Of Mr. Arifur Rahman S/O Abdur Rashid The Property Is Bounded As Under: East: Road, West: Plot No. 12, North: Plot No. 10, South: Plot No. 08	Rs.16.34Lakh Rs.1.64Lakh

** payable together with further interest as applicable, expenses, costs, etc.

Submission of Online Application for bid with EMD : 04.11.2025 on wards

Last date of submission of online application for BID with EMD : 24.11.2025 till 5:00 pm
The sale will be done by the undersigned through E Auction platform provided at the web portal mentioned above. For any other

information and queries, kindly contact Regional Office on 0712-2533302/03/04.
The Authorized Officer shall not be responsible for any error misstatement or omission in the above particulars. The Bidders are therefore requested in their own interest to satisfy themselves with regard to the above and all relevant details/material pertaining to secured assets. This may be treated as notice under Rule 8(6) Rule 9(1) and Rule 6(2) of security interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/soft the said loan about holding of auction on the above mentioned date.

For detailed terms and conditions of sale, please refer to the aforesaid service provider's link of www.iob.in (or) <https://BAANKNET.com> Any corrigendum will be put in the aforesaid websites only.

Place: Nagpur
Date: 02/11/2025

Authorised Officer
Indian Overseas Bank