

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/ hypothecated 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 20/06/2025 between 12.00 P.M. to 5.00 P.M. through Auction portal www.lob.in & <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/ Mortgagor	Property Details	Reserve Price/ EMD (Rs in Lakhs)
Branch: Shegaon			
1.	Mr Kishor Shantaram Bunde	All the piece and parcel of Residential property situated at Plot No 50, F.S. No 31, along with construction thereon, Hanuman Nagar, Near Saint Anns School, Shegaon Road, Mouje Shegaon Ujad, Tag Shegaon, Dist- Buldhana. Area – 158.87 sq mtr , Property is owned by Mr Kishor Shantaram Bunde. The property is bounded as under: East: Plot No 49, West: Road 6 mtr wide, North: Road 6 mtr wide, South: Plot No 45	Rs.14.63 Lakh Rs.1.47 Lakh
2.	Mr Basant P Diwanka Mrs Priyanka G Diwanka	All that piece and parcel of property situated at Flat No- S-4, Second Floor , Shri gajanan Tower apartment,Veer Bhagat Singh Chowk Shegaon-444203, admeasuring 761.80 sq fts, standing in the name of Mr. Basant P Diwanka & Mrs Priyanka G Diwanka. The property is bounded as under: East: Common Passage, West: Outer wall of the said tower, North: Flat No-5-5, South: Flat No-5-3	Rs.21.65Lakh Rs2.17Lakh
Branch: Nagpur Main			
3.	Mr. Kashinath Vishwanath Gawande	All that piece and parcel of the land having an area admeasuring 2248 sq.ft. being the part and parcel of land bearing Patwari Halka No 61, Mouza No 330, situated at Mouza Shekapur along with construction of 1160.68 sq.ft standing there on bearing Gram Panchayat House No 104 Old (New House No 211) within the limit of Gram Panchayat Ganeshpur, Tehsil Katol, District Nagpur in the name of Mr. Kashinath Vishwanath Gawande. The property is bounded as under: East: House Of Sau. Bahinabai dudhakawale, West: Road, North: House Of Narayan Bhojar / Road, South: House Of Sahebrao Nagpure	Rs.3.90 Lakh Rs.0.39 Lakh
4.	Mr. Arifur Rahman S/O Abdur Rashid	All That RCC Super Structure Constisting 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.15.20Lakh Rs.1.52Lakh
Hudkeshwar Branch			
5.	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.25.10 lakh Rs.2.51 lakh
Branch: Chikhli			
6.	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 Rokdia Hanuman Mandir,On Renuka devi mandir road,Near Bailjodi 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.22.81 Lakh Rs.2.29 Lakh

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

Submission of Online Application for bid with EMD : 30.05.2025 on wards

Last date of submission of online application for BID with EMD : 20.06.2025 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 missstatement 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/s of the said loan about the 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.lob.in (or) <https://BAANKNET.com> Any corrigendum will be put in the aforesaid websites only.

Place: Nagpur

Date: 27/05/2025

Authorised Officer
Indian Overseas Bank

7
8
9
10
11
12
13
T
O
Na