

अंचल कार्यालय, पुणे द्वितीय तल, हर्मिस वेज सेंट्रल एव्हेन्यू रोड, लेन न - 3 कल्याणी नगर, पुणे - 411006	 इंडियन बैंक Indian Bank  इलाहाबाद ALLAHABAD Your own bank always with you	Zonal Office, Pune 2nd Floor, Hermes Waves Central Avenue Road, Lane No - 3, Kalyani Nagar Pune - 411006
फ़ोन/Ph: 020- 26656663/26656664	ई-मेल/E-Mail : Zopune@Indianbank.Co.In	फ़ैक्स/Fax-020- 26656660

ANNEXURE VIII

**(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE**

Branch: Vishrambagh Sangli

Date:-27.03.2026

**Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The
Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act
2002**

Borrower: 1.Mr.Sagar Shivaji Bhandare (Address no.1) Jay Hind colony In front of Mahalaxmi Temple, Mob.8421566962/9834454043 Address no.2:- C/o shivaji Khandu Bhandare, Karamkar Plot no.6, chandani Chouk Near Metro Gadi Karkhana Sangli 416416.	Co-Borrower 2.Mrs. Vidya Sagar Bhandare Jay Hind colony In front of Mahalaxmi Temple, Mob.8421566962/9834454043 Address no.2:- C/o shivaji Khandu Bhandare, Karamkar Plot no.6, chandani Chouk Near Metro Gadi Karkhana Sangli 416416.
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Sirs,

Sub: Your loan A/c No. 7632451514 in the name of Sagar Shivaji Bhandare and Mrs. Vidya Sagar Bhandare with Indian Bank, Vishrambagh Sangali Branch – Reg.

Sagar Shivaji Bhandare and Mrs. Vidya Sagar Bhandare (Borrower and Mortgagor) had availed Home Loan facilities mentioned above from Indian Bank, Vishrambagh Sangali Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Sagar Shivaji Bhandare and Mrs. Vidya Sagar Bhandare** had failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **10.11.2025** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) **Sagar Shivaji Bhandare and Mrs. Vidya Sagar Bhandare** liable to the Bank to pay the amount due to the tune of **18,02,876.00** and the said amount carries further interest at the agreed rate from 10.11.2025 though all the borrower and mortgagor, guarantors failed to make payment despite Demand Notice dated 10.11.2025.

As you have failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **29.01.2026** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 9(1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

V. S. Bhandare.

30-03-2026



The amount due as on 26.03.2026 is **Rs 18,56,080.00 /-(Rupees Eighteen Lakhs Fifty Six Thousand Eighty Only)** with further interest, costs, other charges and expenses thereon from 27.03.2026.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 17.04.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **01.04.2026 to 15.04.2026** between **10.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **17.04.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD Wallet**. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted**. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c no.6161885804	Bhosari Branch
A/c Name:-E-Auction EMD A/c Pune Zone	IFS Code:-IDIB000B174

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor



SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Symbolic Possession All that piece and parcel of house on CS no.8104, area 27.60 sq.mtrs with constructions and common area adm. 22.06 sq.mtrs out of total area adm 132.40 sq,mtrs in new extension CS no.8111 and building constructed there on consisting of ground and first floor adm. 27.75 built area, behind kulloli hospital, Off Sangali Kupwad Road Sangali Tah. Miraj Distr. Sangali. East Passage :-By ext. CS no.8105 West :-By Ext C S no.8103 North:- By Common Bol and Ext C S no. 8112 South:- By ext CS no. 8101 to 8096	Rs.22,10,000/- (Rupees Twenty Two Lakhs Ten Thousand Only)	Rs. 2,21,000/- (Rupees Two Lakh Twenty One Thousand only)	17.04.2026 From 11:00 AM to 17:00 PM Property ID:- IDIB7632451514	Not known

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place:Sangali
Date: 27.03.2026



[Handwritten Signature]

AUTHORISED OFFICER

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सागर
9834 454043
8421 566962

ड्रायक्लिनर्स

ड्रायक्लिन

स्पे.स्टार्च

Gurukrupa Drycleaners

साडी रोलप्रेस

स्टीम ईस्त्री

