



 आपकी प्रगति का सच्चा साथी	इंडियन ओवरसीज़ बैंक/ Indian Overseas Bank एल्लोरा पार्क शाखा/ Ellora Park Branch-2080
Ground Floor, New Portland, Sarthak Apartment, Opp. Dominoz, Ellora Park, Vadodara-390023	
IFSC Code: IOBA0002080	☎: 0265-2398600
MICR Code: 390002011	e-mail: iob2080@iob.in
SWIFT Code: IOBAINBB105	Website: www.iob.in
स.नं./ Ref. No.-2080/ E auction/06/2025-26	दिनांक/Date: 07.03.2026

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 symbolic possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on **25.03.2026 "As is where is", "As is what is" and "Whatever there is" basis on for recovery of ₹ 27,37,428/- (Rupees Twenty Seven Lakh Thirty Seven Thousand Four Hundred Twenty Eight Only) as on 28.02.2026** due to the Indian Overseas Bank, Secured Creditor from the borrower (s) **(1) Mr. Ravi Alpeskumar Patel residing at 1/46, Mahadev Valu Faliyu, Pamol, Borsad, Anand-388130.**

SCHEDULE OF PROPERTY (IES)

S. No.	Property Details	Reserve Price in ₹	EMD in ₹
1.	Equitable mortgage followed by regd. memorandum of immovable property bearing Flat No C404 situated on the 4 th Floor of Tower-C in "5 th Avenue" adm. 1020 Sq.feet super built-up area, undivided share in land and common plot adm. 6.71 Sq.Mtr, laying and situated on the land bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P Scheme No 29, F.P No 135 adm. 5528.00 Sq Mtr paiki 4441.80 Sq.Mtr paiki 4349.82 Sq.Mtr of village & mouje Manjalpur in the Registration District and Sub District Vadodara. Boundaries:	26,36,000/- (Rupees Twenty Six Lakh Thirty Six Thousand Only)	2,63,600/- (Rupees Two Lakh Sixty Three Thousand Six Hundred Only)





East by Dadar, Passage, & Flat No 401 West by Internal Road & Tower-D3 North by Club House South by Flat No 403		
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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: 25.03.2026 (Wednesday) between 11.30 A.M. to 03.30 P.M. 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: **24.03.2026 till 05:00 PM.**

Place: Vadodara

Date: **07.03.2026**

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
Rab Kumar Sethi
प्राधिकृत अधिकारी/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 **24.03.2026 latest by 05.00 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/RTGS 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 <https://baanknet.com/>

5. The submission of online application for bid with EMD shall start from **08.03.2026 and end on 24.03.2026 till 05:00 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.

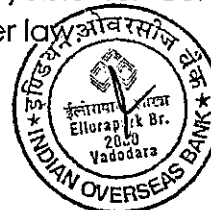
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of ₹ 10,000/- to the last higher bid of the bidders. 20 minutes time will be allowed to bidders to quote successive higher bid 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" to the credit of A/C No 20800113035001** of Indian Overseas Bank, Ellora Park Branch, Address – GF, New Port Land, Sarthak Apartment, Opp. Dominoz, Ellora Park, Vadodara-390007 Branch Code: 2080, IFSC Code: IOBA0002080.

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 Chief Manager, Indian Overseas Bank, Ellora Park Branch, GF, New Portland, Sarthak Apartment, Opp. Dominoz, Ellora Park, Vadodara-390007** during office hours from **08.03.2026 to 24.03.2026 (10:00 AM to 03:00 PM)**. **Phone No 0265-2397533/2398337 Or Mobile No 9167203035.**

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 having registered office at Unit 1,3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Contact No +91- 8291220220, Email ID support.baanknet@psballiance.com). 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 Chief Manager, Indian Overseas Bank, Ellora Park Branch during office hours. Phone No 0265-2397533/2398337 Or Mobile No 9167203035.

Place: Vadodara
Date: 07.03.2026

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
Kabe Kumar Sethi
प्राधिकृत अधिकारी/Authorised Officer





 आपकी प्रगति का सच्चा साथी	इंडियन ओवरसीज बैंक/ Indian Overseas Bank एलोरा पार्क शाखा/ Ellora Park Branch-2080 Ground Floor, New Portland, Sarthak Apartment, Opp. Dominoz, Ellora Park, Vadodara-390023
IFSC Code: IOBA0002080	☎: 0265-2398600
MICR Code: 390002011	e-mail: iob2080@iob.in
SWIFT Code: IOBAINBB105	Website: www.iob.in
स.नं./ Ref. No.-2080/E auction/06/2025-26	दिनांक/Date: 07.03.2026

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.	Mr. Ravi Alpeskumar Patel 1/46, Mahadev Valu Faliyu, Pamol, Borsad, Anand-388130.

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 **16.05.2025** 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 **Divya Bhaskar** and **Business Standard** on **21.05.2025** 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 ₹ Nil after issuance of demand notice dated **20.12.2024**. 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 **28.02.2026** are ₹ **27,37,428/- (Rupees Twenty Seven Lakh Thirty Seven Thousand Four Hundred Twenty Eight Only)** 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 that the below mentioned secured assets shall be sold by the undersigned on **25.03.2026 between 11:30 AM to 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 **Divya Bhaskar and Financial Express on 08.03.2026.**

Schedule of Secured Assets

Equitable mortgage followed by regd. memorandum of Immoveable property bearing Flat No C404 situated on the 4th Floor of Tower-C in "5th Avenue" adm. 1020 Sq.feet super built-up area, undivided share in land and common plot adm. 6.71 Sq.Mtr, laying and situated on the land bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P Scheme No 29, F.P No 135 adm. 5528.00 Sq Mtr paiki 4441.80 Sq.Mtr paiki 4349.82 Sq.Mtr of village & mouje Manjalpur in the Registration District and Sub District Vadodara.

Boundaries:

East by Dadar, Passage, & Flat No 401
West by Internal Road & Tower-D3
North by Club House
South by Flat No 403

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK
Yours Faithfully

Rakesh Kumar Sethi
प्राधिकृत अधिकारी/Authorised Officer

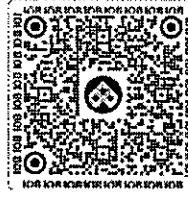
Authorised officer

Date: 07.03.2026

Encl:

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





 आपकी प्रगति का सच्चा साथी	इंडियन ओवरसीज बैंक/ Indian Overseas Bank एलोरा पार्क शाखा/ Ellora Park Branch-2080 Ground Floor, New Portland, Sarthak Apartment, Opp. Dominoz, Ellora Park, Vadodara-390023
IFSC Code: IOBA0002080	☎: 0265-2398600
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स.नं./ Ref. No.-2080/ E auction/06/2025-26	दिनांक/Date: 07.03.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]

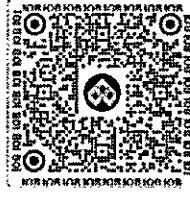
E-auction sale notice for sale of Immovable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

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 Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on **25.03.2026** "As is where is" "As is what is" and "Whatever there is" basis on for recovery of **₹ 27,37,428/-** (Rupees Twenty Seven Lakh Thirty Seven Thousand Four Hundred Twenty Eight Only) as on 28.02.2026 due to the Secured Creditor from the borrower (1) **Mr. Ravi Alpeskumar Patel** residing at **1/46, Mahadev Valu Faliyu, Pamol, Borsad, Anand-388130.**

DESCRIPTION OF THE PROPERTIES

Lot No	Property details	Reserve Price in ₹	EMD in ₹
	Equitable mortgage followed by regd. memorandum of Immovable property bearing Flat No C404 situated on the 4 th Floor of Tower-C in "5 th Avenue" adm. 1020 Sq.feet super built-up area, undivided share in land and common plot adm. 6.71 Sq.Mtr, laying and situated on the land bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P Scheme No 29, F.P No 135 adm. 5528.00 Sq Mtr paiki 4441.80 Sq.Mtr paiki 4349.82 Sq.Mtr of village & mouje Manjalpur in the Registration District and Sub District Vadodara.	26,36,000/- (Rupees Twenty Six Lakh Thirty Six Thousand Only)	2,63,600/- (Rupees Two Lakh Sixty Three Thousand Six Hundred Only)





	Boundaries: East by Dadar, Passage, & Flat No 401 West by Internal Road & Tower-D3 North by Club House South by Flat No 403		
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***Bank's dues have priority over the statutory dues**

For detailed terms and conditions of the sale, please refer to the link provided in secured creditor's website i.e. www.iob.in [http://www.iob.in/TenderDetails.aspx?Tendertype=E_auction] and Bank's approved e-auction service provider website i.e. <https://baanknet.com/>

Date: 07.03.2026
Place: Vadodara

कृते इण्डियन ओवरसीज बैंक
FOR INDIAN OVERSEAS BANK

Kabe Kumar Sethi
प्रमाणित अधिकारी/Authorized Officer

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.

