

	Indian Overseas Bank Sachin Branch 1-2, Radhika Complex Opposite L D School, Station Road , Sachin, Surat 394230 Tel. 0261 – 2390110, Email: iob2392@iob.in
IFSC Code: IOBA0002392	☎: 0261 – 2390110
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	Website: www.iob.in
	Date: 13.04.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

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

To

Sl No	Borrowers/Mortgagors
01.	Mr. Deshdipak Shrichandra Yadav S/o Mr. Shrichandra Yadav (Borrower/Mortgagor) HL Property Address:- Row House,Plot No.79,Shri Ganesh Residency,Near Rashi Township,Kadodara,Bardoli Road,Moje:-Kareli,Sub District:-Palsana,District-Surat ,Gujarat,PIN-389001
02.	Mrs. Kushma Devi W/o Mr. Shrichandra Yadav (Co borrower/mortgagor) HL Property Address:- Row House Plot No.79,Shri Ganesh Residency,Near Rashi Township,Kadodara,Bardoli Road,Moje:-Kareli,Sub District:-Palsana,District-Surat ,Gujarat,PIN-389001

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 **14.08.2025** 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 **Business Standard (daily)** and **Divya Bhaskar (daily)** on **14.04.2026** 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. 13,45,387.85.** after issuance of demand notice dated **02.05.2025** duly acknowledged on **24.05.2025.** 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 **Rs. 13,45,387.85 as on 31.03.2026** 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 **30.04.2026** 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 Divya Bhaskar (daily) and Financial Express (daily) shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

Row House Plot No.79, Shri Ganesh Residency, Near Rashi Township, Kadodara, Bardoli Road, Moje:-Kareli, Sub District:-Palsana, District:-Surat, Gujarat, PIN-389001 in the name of **Mr. Deshdipak Shrichandra Yadav S/o Mr. Shrichandra Yadav and Mrs. Kushma Devi W/o Mr. Shrichandra Yadav (Borrower) vide sale deed No. 22249 dated 02.11.2018.**

Bounded as

North:-Adj. Plot No.80

South:- Adj. Plot No.79-A

East:- Adj. Plot No.94

West:- Society Internal Road



All the carpet area admeasuring 40.19 Sq mtrs (432.00 Sq fts)

कृते इण्डियन ओवरसीज़ बैंक
For INDIAN OVERSEAS BANK
Yours Faithfully

प्राधिकृत अधिकारी
Authorised Officer
Date: 13.04.2026

Encl:

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