



Indian Overseas Bank
Pune Cantonment Branch
7, Wonderland Building
M G Road, Pune Camp
Pune - 411001

Email ID – iob0722@iob.in
PH: 020-26130998

Ref No: BR/0722/ /2026-27

Date: 08.05.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property/ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of **Indian Overseas Bank** has taken Symbolic possession of the following property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same **on 26.05.2026** **“As is where is”, “As is what is” and “Whatever there is”** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://baanknet.com/eauction-psb/bidder-registration>)

Details of Account	
Name of the Borrower	Mrs. Nisha Ajinkya Suthar (Borrower) Mr. MADHUKAR MANAJI SAHANE(deceased) through Legal Heirs
Address of the Borrower	Mrs. Nisha Ajinkya Suthar (Borrower) Flat No. 101, Wing B 1 st Floor ,Mantra Moments Borhadewadi Haveli, Pune City, Maharashtra,412105. Mr. MADHUKAR MANAJI SAHANE(deceased) through Legal Heirs (Co-obligant) D 3 PIMPLE SADAN OLD PUNE, MUMBAI ROAD KASARWADI, Pune- 411034
Name and Address of Guarantors	Mr. AJINKYA VISHNU SUTAR (Guarantor) H NO 331/2037, SANT TUKARAM NAGAR PIMPRI, Pune-411018. and

	Flat No. 101 Wing B First Floor Mantra Moments village Borhadewadi Taluka Haveli District Pune Pin 412105
Date of NPA	17.10.2023
Date of Demand Notice	21.10.2023
Dues claimed in Demand Notice	Rs.26,18,122.06/- (Rupees Twenty Six Lakhs Eighteen Thousand One Hundred Twenty-two and paise Six Only) with further interest & costs.
Date of Possession Notice (Symbolic) Paper Publication of Possession Notice	23.01.2024 26.01.2024
Dues claimed in Possession Notice	Rs.26,83,670.06/- (Rupees Twenty Six Lakhs Eighty-Three Thousand Six Hundred Seventy And Paise Six Only) with further interest & cost.

*Outstanding dues of Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.):
Not Known

Description of the Immovable Property
All that part and parcel of the property consisting of Flat No. 101 on Wing No. B situated on the first floor in the project known as "Mantra Moments" admeasuring carpet area of about 35.41 sq. meters + terrace admeasuring 7.02 sq. meters along with parking B- 28 located in the Gat No. 167(admeasuring 02H21Are) & Gat No. 168 (admeasuring 02H38Are) together admeasuring 04H59Are, which is located at Borhadewadi Village, Haveli Taluk, Pune District within the Pimpri Chinchwad Municipal Corporation The plots are bounded as under: - Gat No. 167 On or towards East : By Gat No. 168 On or towards West :By Gat No. 166 On or towards North :By Gat No. 165 On or towards South :By Gat No. 634, 637 and 638 Gat no. 168 On or towards East : By Gat No. 169 On or towards West :By Gat No. 167 On or towards North :By Gat No. 172 On or towards South :By Gat No. 632, and 633
1. Reserve Price: Rs.15,61,200/- (Rupees Fifteen Lakhs Sixty One Thousand Two Hundred Only) 2. Date & Time of Auction: 26.05.2026 between 11.00 a.m. to 3.00 p.m. 3. EMD: Rs.1,56,120/- (Rupees One Lakh Fifty Six Thousand One Hundred Twenty Only). - EMD amount to be deposited by online mode in bidders Global EMD Wallet account by 25.05.2026 before 4:00 PM (one day prior to e-auction day).

5. Other than EMD amount to be deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI Sale Parking Account", A/C no. 07220113035001 with Indian Overseas Bank, Pune Cantonment Branch, Pune, Branch Code: 0722, IFSC Code IOBA0000722
6. Bid Increase Amount: Rs.20,000/- (Rupees Twenty Thousand Only)
7. Auto extension time: 10 minutes
8. Inspection date and time: - From **16.05.2026 to 20.05.2026** between 11.00 AM to 3.00 PM
9. Start date for submission of online application for BID with EMD **19.05.2026**
10. Last date for submission of online application for BID with EMD **25.05.2026** before 04.00 PM.
11. Known Encumbrance if any: - Nil

Bank's dues have priority over the statutory dues

For terms and conditions please visit:

1. <https://baanknet.com/eauction-psb/bidder-registration>
2. <https://www.iob.bank.in>

Date: 08.05.2026

Place: Pune Camp, Pune

Authorised Officer

Indian Overseas Bank

