



Indian Overseas Bank
Dahanukar Colony Branch 1992
Plot No. 175, CTS No. 646, S. No. 26,
Anuradha Apartments, Dahanukar Colony,
Kothrud,
Pune 411038

Phone No. 020-25397329
020-25390443
Mobile No. 8925951992

Email: iob1992@iob.bank.in

Ref. No. BR/1992/ 180 /2026-27

Date: 08.05.2026

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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

Whereas, the Authorised Officer of Indian Overseas Bank has taken Physical Possession of the following property pursuant to 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 at "As is where is", "As is what is" and "Whatever there is" for realization of Bank's dues of **Rs. 8,12,948.26 (Rs. Eight Lakh Twelve Thousand Nine Hundred and Forty Eight and Paise Twenty Six Only)** 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 and Address the Borrower	Shri. Baban Sitaram Manjulkar Address : S No. 125/1 SNEHA HEIGHTS, Flat No. 09, Warje Naka, Malwadi, District Pune - 411052
Name and Address of the Guarantor	Not Applicable
Date of NPA	09.07.2023
Date of Demand Notice	11.07.2023
Dues claimed in Demand Notice	Rs. 7,08,348.51 (Rs. Seven Lakh Eight Thousand Three Hundred and Forty Eight and Paise Fifty One Only) with further interest & costs.
Date of Possession Notice	08.05.2025
Dues claimed in Possession Notice	Rs. 7,39,098.26 (Rs. Seven Lakh Thirty Nine Thousand and Ninety Eight and Paise Twenty Six Only) with further interest & costs.

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



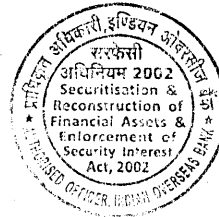
Description of the Immovable Property	
All that part and parcel situated at Flat No. 09 @ Second Floor (As per PMC Gunthewari Sanction Building Plan Flat No. 12 @ Third Floor), in apartment named "Sneha Co-op Housing Society Ltd.", admeasuring 700 sq. ft. in Survey No. 125, Hissa No. 1A/1A/1/1/2, Near Kulkarni Hospital, Next to Ambedkar Chowk, Warje Old Jakat Naka, Warje Pune, Tal. Haveli, Pune 411029. Bounded by East : Shop No. L.G. 7 West : Store No. L G 5 North : Common Passage of building South : Open Space of building	
Reserve Price	Rs. 26,00,000/- (Rupees Twenty Six Lakh Only)
Date & Time of Auction	26.05.2026 Time - 11.00 AM to 3.00 PM
EMD	Rs. 2,60,000/- (Rupees Two Lakh Sixt Thousand Only)
Bid Increase Amount	Rs. 50,000/- (Rupees Fifty Thousand Only)
Submission of online application for bid with EMD	From 19.05.2026 Onwards
Last date for submission of online application for BID with EMD	25.05.2026 before 4.00 PM
Inspection of the Property	16.05.2026 to 20.05.2026 from 11.00 AM to 3.00PM
Note: 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). Other than EMD amount to be deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI Sale Parking Account", A/C no. 19920113035001 with Indian Overseas Bank, DAHANUKAR COLONY Branch, Pune, Branch Code: 1992, IFSC Code IOBA0001992. 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.in/eauctions>

Date: 08.05.2026

Place: Dahanukar Colony, Pune



**Authorised Officer
Indian Overseas Bank**



Indian Overseas Bank
Dahanukar Colony Branch 1992
Plot No. 175, CTS No. 646, S. No. 26,
Anuradha Apartments, Dahanukar Colony,
Kothrud, Pune
Email: iob1992@iob.in

Phone No. 020-25397329
020-25390443
Mobile No. 8925951992
411038

Ref. No. BR/1992/ /2025-26

Date: 30.01.2026

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

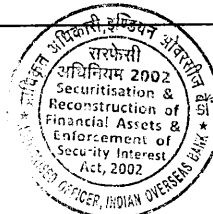
Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the secured Creditors, the Physical Possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold **"As is where is", "As is what is" and "Whatever there is"** on **20.02.2026** for recovery of **Rs. 8,12,948.26 (Rs. Eight Lakh Twelve Thousand Nine Hundred and Forty Eight and Paise Twenty Six Only)** with further interest and other costs due to the Indian Overseas Bank, Secured Creditor from:

Sl. No.	Borrower Name & Address
1.	Shri. Baban Sitaram Manjulkar Address : S No. 125/1 SNEHA HEIGHTS, Flat No. 09, Warje Naka, Malwadi, District Pune - 411052

The Reserve Price will be **Rs. 22,88,000/- (Rupees Twenty Eight Lakh Eighty Eight Thousand Only)** and the earnest money deposit will be **Rs. 2,28,800/- (Rupees Two Lakh Eighty Eight Thousand Eight Hundred Only)**

Description of the Immovable Property

All that part and parcel situated at Flat No. 09 @ Second Floor (As per PMC Gunthewari Sanction Building Plan Flat No. 12 @ Third Floor), in apartment named "Sneha Co-op Housing Society Ltd.", admeasuring 700 sq. ft. in Survey No. 125, Hissa No. 1A/1A/1/1/2, Near Kulkarni Hospital, Next to Ambedkar Chowk, Warje Old Jakat Naka, Warje Pune, Tal. Havell, Pune 411029.



Bounded by

East : Shop No. L.G. 7

West : Store No. L G 5

North : Common Passage of building

South : Open Space of building

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

*Bank's dues have priority over the statutory dues

Date and time of e-auction: **26.05.2026 between 11:00 A.M. to 3:00 P.M.** with auto extension of 10:00 minutes each till sale is completed at the platform of <https://ebkray.in/eauction-psb/bidder-registration>

For detailed terms and conditions of the sale, please refer to the service provider's link

<https://ebkray.in/eauction-psb/bidder-registration>

or

bank's

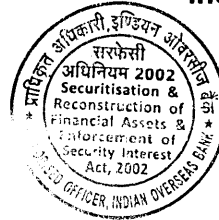
website

<https://www.ioib.in/eauctions>

Date: 08.05.2026

Place: Dahanukar Colony, Pune

**Authorized Officer
Indian Overseas Bank**





Indian Overseas Bank
Dahanukar Colony Branch-1992,
Anuradha Apartments, Beside IRANI Café
Plot No. 175 CTS No. 646, S.No.26
Kothrud Pune 411029

Phone No. – 020-25397329
Email ID – lob1992@lob.bank.in

Ref No: BR/1992/

/2026-27

Date: 08.05.2026

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas **Mr. Baban Sitaram Manjulkar**, has borrowed monies from Indian Overseas Bank, against the mortgage of immovable property more fully described in schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 on **09.07.2023** calling upon the borrower/mortgagor **Mr. Baban Sitaram Manjulkar** to pay the amount due to the Bank, being **Rs 7,08,348.51/-(Seven Lacs Eight thousand three hundred forty eight and fifty two paise Only)** as on **11.07.2023** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower / mortgagors / guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken **Symbolic** possession of the secured asset more fully described in the schedule hereunder on **09.10.2023** under section 13(4) of the Act with the right to sell the same in "**As is where is**", "**As is what is**" and "**Whatever there is**" basis under section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs 7,08,348.51/-(Seven Lacs Eight thousand three hundred forty eight and fifty one paise Only)** along with dues accrued after **09.07.2023** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower work out to **Rs. 8,12,948.26 (Rs. Eight Lakh Twelve Thousand Nine Hundred and Forty Eight and Paise Twenty Six Only)** as on **08.05.2026**.

The undersigned in exercise of the powers conferred under Sec 13 (4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned property.

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Description of the Immovable Property
All the part and parcel situated at Flat No. 09@ Second Floor (As per PMC gunthewari sanction building plan : Flat No. 12 @ Third Floor), In apartment named " Sneha Co-op. Housing Society Ltd." admeasuring 700sq.ft. in Survey No. 125, Hissa No. 1A/1A/1/1/2, near Kulkarni Hospital, Next to Ambedkar Chowk, Warje Old Jakat Naka, Warje, Pune, Tal: Haveli, Pune-411029
Bounded by:
East: Open Space;
West: Staircase, Duct and Flat No.13;
South: Flat No.11;
North: Open Space

DETAILS OF AUCTION

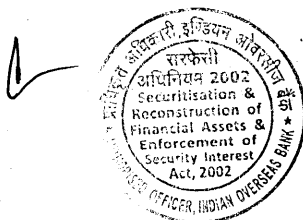
Date and time of e-auction	26.05.2026 between 11.00 a.m. 3.00 p.m. with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs. 26,00,000/- (Rupees Twenty Six lakhs Only)
Earnest Money Deposit	Rs. 2,60,000/- (Rupees Two lakhs Sixty Thousand Only)
EMD Remittance	EMD amount to be deposited by online mode in bidders Global EMD Wallet account by 25.05.2026 before 4:00 p.m. (one day prior to e-auction day). Other than EMD amount to be deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI Sale Parking Account", A/C no. 19920113035001 with Indian Overseas Bank, DAHANUKAR COLONY Branch, Pune, Branch Code: 3049, IFSC Code IOBA0001992
Bid Multiplier	Rs.50,000/- (Rupees Fifty Thousand Only)
Inspection of Property	From 16.05.2026 to 20.05.2026 between 11.00 AM to 3.00 PM
Submission of online application for bid with EMD	19.05.2026 onwards
Last date for submission of online application for BID with EMD	25.05.2026 Before 4.00 PM
Known Encumbrance if any	The Borrowers have trespassed the property and therefore the bank has filed FIR against them.
Outstanding dues Rs ____ of Local Self Government (Property Tax, Water Sewerage, Electricity Bill etc.)	Not known

[Handwritten Signature]

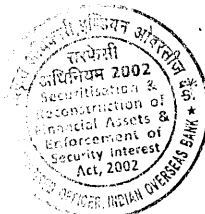


Terms and conditions of e auction

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com/eauction-psb/bidder-registration> 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/eauction-psb/bidder-registration> 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 Bidders / Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by **25.05.2026 before 4:00 PM** (one day prior to e-auction day and closing time should be mentioned). 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/eauction-psb/bidder-registration> 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 e-Bक्रेय – IBAPI portal (<https://baanknet.com>).
5. The submission of online application for bid with EMD shall start from **19.05.2026**.
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 **120 minutes** with auto extension time of **10 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 **Rs.50,000/-** to the last higher bid of the bidders. **10 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 **10 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 Authorized 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 **"SARFAESI Sale Parking Account", A/C no. 19920113035001 with Indian Overseas Bank, DAHANUKAR COLONY Branch, Pune, Branch Code: 1992, IFSC Code IOBA0001992.**
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 Authorized 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 @ 1.00 % 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 1.00 % 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 1.00 % of the consideration as Income Tax.



19. For verification about the title documents and inspection thereof, the intending bidders may contact **Branch Manager, Indian Overseas Bank, Dahanukar Colony Branch, Anuradha Apartments, Beside IRANI Café, Plot No. 175 CTS No. 646, S.No.26, Kothrud Pune 411029 during office hours from 16.02.2026 to 18.02.2026.**

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 assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (<https://baanknet.com/eauction-psb/bidder-registration>)

), 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/eauction-psb/bidder-registration>), for e-auction will be provided by service provider Baanknet having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East. Mumbai -400037 (contact Phone & E mail Id : **91 8291220220 and 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/eauction-psb/bidder-registration>

Date: 08.05.2026

Place: Dahanukar Colony, Pune

**Authorised Officer
Indian Overseas Bank**

