Indian Overseas Bank
Nasik Road
Shop No.02, Hotel Shanti Inn
Opposite Fame Cinema,
Nashik – Pune Road

Phone No.: – 0253-2411244

e-mail - iob0776@iob.in

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Ref No: BR/ 0776/ /2026-27 **Date – 07.05.2026**

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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 **Symbolic** 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 **26.05.2026,** for recovery of Rs 28,83,760.18 as on 29.04.2026 due to the Indian Overseas Bank, Secured Creditor from:

Sl. No.	Borrower
1.	M/s Vishal Enterprises Prop. Mr Narayan Deoram Sabgar (Borrower & Mortgagor) Plot No 28, Gala No E-29, New Flatted Building, Satpur, Nasik – 422007 Residential Address: 29, Mauli Co-op Housing Society, Shivaji Nagar, Satpur, Nashik 422007

The reserve Price will be **Rs. 17,00,000/- (Rupees Seventeen Lakh Only)** and the earnest money deposit will be **Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only).**

Description of the Immovable Property
All that piece and parcel of the Shop No. F-19, First Floor, admeasuring 51.18 sq. Mtrs. Situated at Plot No. A-17, additional Nashik Industrial Area at MIDC Ambad, in Udhyogswamini Prerana Sankul, Ambad, Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik **Bounded as under:** North east: F 20 South east: Open Duct South west: F 18 North west: Passage

प्राधिकृत अधिकारी, इण्डियन ओवरसीज बैंक
सरफेसी अधिनियम 2002
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AUTHORISED OFFICER, INDIAN OVERSEAS BANK

*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://baanknet.com/eauction-psb/bidder-registration**

For detailed terms and conditions of the sale, please refer to the service provider's link **https://baanknet.com/eauction-psb/bidder-registration** or bank's website https://www.iob.in/eauctions

Authorised Officer
Indian Overseas Bank

Date: 07.05.2026
Place: Nasik Road

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.

Indian Overseas Bank
Nashik Road
Shop No.02, Hotel Shanti Inn
Opposite Fame Cinema ,
Nashik – Pune Road

Phone No. – 0253-2411244
Email ID – iob0776@iob.in

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Ref No: BR/0776/ /2026-27 **Date :05.05.2026**

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PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property 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 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 **"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	M/s Vishal Enterprises Prop. Mr Narayan Deoram Sabga (Borrower & Mortgagor)
Address of the Borrower	Office - Plot No 28, Gala No E-29, New Flatted Building, Satpur, Nasik – 422007 Residential Address: 29, Mauli Co-op housing Society, Shivaji Nagar, Satpur, Nashik 422007
Date of NPA	30.06.2019
Date of Demand Notice	18.07.2019
Dues claimed in Demand Notice	Rs.11,67,725/-(Rupees Eleven Lakhs Sixty Seven Thousand Seven Hundred Twenty Five Only) with further interest & costs.

प्राधिकृत अधिकारी, इण्डियन ओवरसीज़ बैंक
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AUTHORISED OFFICER, INDIAN OVERSEAS BANK

Date of Possession Notice	23.10.2019
Dues claimed in Possession Notice	Rs.12,02,380/-(Rupees Twelve Lakhs Two Thousand Three Hundred Eighty 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 piece and parcel of the Shop No. F-19, First Floor, admeasuring 51.18 sq. Mtrs. Situated at Plot No. A-17, additional Nashik Industrial Area at MIDC Ambad, in Udhyogswamini Prerana Sankul, Ambad, Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik

Bounded as under:
North east: F 20
South east: Open Duct
South west: F 18
North west: Passage

1. **Reserve Price: Rs. 17,00,000/- (Rupees Seventeen Lakh Only)**
2. **Date & Time of Auction**: **26.05.2026** between 11.00 a.m. to 3.00 p.m.
3. **EMD: Rs1,70,000/- (Rupees One Lakh Seventy Thousand Only).**
4. Other than EMD Deposit through EFT/NEFT/RTGS Transfer in favour of **"SARFAESI Sale Parking Account", A/C no. 07760113035001** with Indian Overseas Bank, Nasik Road Branch, Pune,
   Branch Code: 0776, **IFSC Code IOBA0000776.**
5. **Bid Increase Amount**: 20,000/- (Rupees Twenty Thousand Only)
6. **Auto extension time:** 10 minutes
7. **Inspection date and time: - From 16.05.2026 to 20.05.2026 between 11.00 AM to 3.00 PM**
8. Last date for submission of online application for BID with EMD **25.05.2026** before 04.00 PM.
9. 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.in/e-Auctions.aspx

Date: 07.05.2026
Place: Nasik Road

Authorised Officer
Indian Overseas Bank

Indian Overseas Bank
Nashik Road
Shop No.02, Hotel Shanti Inn
Opposite Fame Cinema,
Nashik – Pune Road

Phone No. – 0253-2411244
Email ID – iob0776@iob.in

Ref No: BR/0776/ /2026-27 **Date 07.05.2026**

E-AUCTION SALE NOTICE

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

Whereas **M/s Vishal Enterprises Prop. Mr. Narayan Deoram Sabgar** 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 **18.07.2019** calling upon the borrower **M/s Vishal Enterprises Prop. Mr Narayan Deoram Sabgar Plot No 28, Gala No E-29, New Flatted Building, Satpur, Nasik – 422007** to pay the amount due to the Bank, being **Rs. Rs.11,67,725/- (Rupees Eleven Lakhs Sixty-Seven Thousand Seven Hundred Twenty-Five Only)** as on **30.06.2019** 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 the said notice.

Whereas the borrower & 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 possession of the secured asset more fully described in the schedule hereunder on **23.10.2019** under section 13(4) of the Act with the right to sell the same in **"As is Where is" and "As it is what 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.12,02,380/- (Rupees Twelve Lakhs Two Thousand Three Hundred Eighty only)** as on **30.09.2019** 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 Rs 28,83,760.18 as on 29.04.2026 with further interest after reckoning repayments, if any, subsequent to the Bank issuing demand issuing demand notice.

प्राधिकृत अधिकारी, इण्डियन ओवरसीज बैंक
सरफेसी अधिनियम 2002
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AUTHORISED OFFICER, INDIAN OVERSEAS BANK

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.

Description of the Immovable Property
All that piece and parcel of the Shop No. F-19, First Floor, admeasuring 51.18 sq. Mtrs. Situated at Plot No. A-17, additional Nashik Industrial Area at MIDC Ambad, in Udhyogswamini Prerana Sankul, Ambad, Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik Bounded as under: North east: F 20 South east: Open Duct South west: F 18 North west: Passage

DETAILS OF AUCTION

Date and time of e-auction	**26.05.2026 between 11.00 a.m. to 3.00 p.m.** with auto extension of Ten minutes each till sale is completed.
Reserve Price	**Rs.17,00,000/- (Rupees Seventeen Lakh Only)**
Earnest Money Deposit	**Rs.170,000/- (Rupees One Lakh Ninty One Thousand Two Hundred Only)**
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of **"SARFAESI SALE PARKING ACCOUNT", A/C no. 07760113035001 with Indian Overseas Bank, Nasik Road Branch, Pune, Branch Code: 0776, IFSC Code IOBA0000776**
Bid Multiplier	Rs.20,000/- (Rupees Twenty 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	**Nil**
Outstanding dues Rs ____ of Local Self Government (Property Tax, Water Sewerage, Electricity Bill etc.)	**Not known**

प्राधिकृत अधिकारी, इण्डियन ओवरसीज बैंक
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Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

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 baanknet 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 (>=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.

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AUTHORISED OFFICER, INDIAN OVERSEAS BANK

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 **"SARFAESI Sale Parking Account" to the credit of A/C No. 07760113035001 Indian Overseas Bank, Nasik Road Branch. Branch Code: 0776, IFSC Code: IOBA0000776.**

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.

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AUTHORISED OFFICER, INDIAN OVERSEAS BANK

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Branch Manager, Indian Overseas Bank, Nashik Road Branch, Shop No.02, Hotel Shanti Inn, Opposite Fame Cinema, Nashik – Pune Road during office hours.**

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 M/S e-Bक्रय having Registered office at Unit 1, 3^{rd} Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East. Mumbai -400037 (contact Phone & E mail Id : **91 8291220220 and support.ebkray@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**

सरफेरी
अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

PLACE: Nasik Road
DATE: **07.05.2026**

Authorized Officer
INDIAN OVERSEAS BANK