इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Nasik Ambad
Date:-22.05.2026

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. M/S Naralka Auto Services (Borrower) Proprietor: Mr Vikas Narayan Dhivre S.No..89/1 Mumbai Agra Road Vilholi Nashik 422 019	2. Mr Vikas Narayanrao Dhivre (Pripríetor/Gurantor/Mortgagor) E 3 Rishta Serene Meadows Gangapur Road Nashik 422 013.

Sub: OCC Account No. 809850041 of M/s Naralka Auto Services (Borrower) Prop Mr Vikas Narayan Dhivre with Indian Bank Nasik Ambad Industrial Estate Branch

Mr Vikas Narayarao Dhivre Prop M/s Naralka Auto Services availed OCC (Working Capital /Trade Well) facility from **Indian Bank Nasik Ambad Industrial Estate Branch** , the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr Vikas Narayarao Dhivre Prop M/s Naralka Auto Services** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **01.01.2020** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) **M/s Naralka Auto Services (Borrower) and Mr Vikas Narayna Dhivre (Proprietor/Gurantor/Mortgagor)** liable to the Bank to pay the amount due to the tune of **Rs. 71,12,810/- (Rupees Seventy One Lakhs Twelve Thousand Eight Hundred and Ten Only as on 31.12.2019)** with further interest, costs, other charges and expenses thereon from **01.01.2020** till liquidation of the loan account. Both failed to make payment despite Demand Notice dated **01.01.2020.**

As **Mr Vikas Narayarao Dhivre Prop M/s Naralka Auto Services** failed to make payment despite Demand Notice, the Authorized Officer took **symbolic** possession of the schedule mentioned properties under the Act on 05.10.2020(Symbolic) and 11.05.2026 (Physical possession) after complying with all legal formalities..

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **21.05.2026 is Rs. 1,88,69,425/- (Rupees One crore Eighty Eight Lakhs Sixty Nine Thousand Four Hundred Twenty Five Only) with further interest, costs, other charges and expenses thereon from 22.05.2026**.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

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The date of sale is fixed as 12.06.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **01.01.2026 to 10.01.2026** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (**https://baanknet.com)**.

The intending Bidders/ Purchasers are requested to register with online portal **(https://baanknet.com** (PSB Alliance Pvt. Ltd.**)** using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **12.06.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://baanknet.com** (PSB Alliance Pvt. Ltd.**) for depositing in bidders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer**.** The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c no.6161885804 A/c Name:-E-Auction EMD A/c Pune Zone	Bhosari Branch IFS Code:-IDIB000B174

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor.

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SCHEDULE

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date and Time for e-auction Property Id	Prior Encu mbran ce
Physical Possession All piece and parcel property situated at Survey No. 89/1, total admeasuring Hector 00 R 40 out that area of Hector 00 R 20 owned and possessed by the Mortgagor situated at Village Vilholi, Nashik, Taluka and District along with the constructed premises known as Naralka Auto Services (Petrol Pump) having extent of land 2000 Sq.meters (Excluding pump, machinery and tanks of HPCL) Boundaries East- Part of S.No.89/1 West- Mumbai Agra Road North- Part S.No.89/1 South- Part S.No.89/1	Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakhs only)	Rs 28,00,000/- (Rupees Twenty Eight Lakhs only)	**12.06.2026 from 10:00 hrs to 17.00 hrs** **Property ID IDIB809850041**	Not Known to Bank

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:
Bidders are advised to visit the website (**https://baanknet.com**) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.ebkray@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkray@psballiance.com.
For property details and photograph of the property and auction terms and conditions please visit: **https://baanknet.com** and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com**.

AUTHORISED OFFICER

Place: Nasik
Date:22.05.2026

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इलाहाबाद ALLAHABAD

Date:- 22.05.2026

APPENDIX- IV-A" [See proviso to rule 9(1) of SARFAEASI Rules)

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 9(1)) 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 **Physical Possession** of which has been taken by the Authorized Officer of Indian Bank, Nasik Ambad branch, Secured Creditor, will be sold on "As is **21.01.2026** amounting is **21.05.2026 is Rs. 1,88,69,425/- (Rupees One crore Eighty Eight Lakhs Sixty Nine Thousand Four Hundred Twenty Five Only) with further interest, costs, other charges and expenses thereon from 22.05.2026** due to the Indian Bank, Nasik Ambad Creditor, from

To,

1. M/S Naralka Auto Services (Borrower) Proprietor: Mr Vikas Narayan Dhivre S.No..89/1 Mumbai Agra Road Vilholi Nashik 422 019	2. Mr Vikas Narayanrao Dhivre (Priprietor/Gurantor/Mortgagor) E 3 Rishta Serene Meadows Gangapur Road Nashik 422 013.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	**Physical Possession** All piece and parcel property situated at Survey No. 89/1, total admeasuring Hector 00 R 40 out that area of Hector 00 R 20 owned and possessed by the Mortgagor situated at Village Vilholi, Nashik, Taluka and District along with the constructed premises known as Naralka Auto Services (Petrol Pump) having extent of land 2000 Sq.meters (Excluding pump, machinery and tanks of HPCL) Boundaries East- Part of S.No.89/1 West- Mumbai Agra Road North- Part S.No.89/1 South- Part S.No.89/1
Encumbrances on property if any	NOT KNOWN
Reserve Price	Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakhs only)
EMD Amount	Rs 28,00,000/- (Rupees Twenty Eight Lakhs only)
Bid incremental amount	Rs.50,000/-
Date and time of e-auction at the platform of e-auction Service Provider **https://baanknet.com**	**12.06.2026** From 11:00 AM to 17:00 PM
Property ID No.	IDIB**809850041**

इंडियन बैंक INDIAN BANK नासिक NASIK CBS-868 Nashik-Ambad Industrial Estate Br. नाशिक-अंबड औद्योगिक वसाहत शाखा

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet **by 12.06.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://baanknet.com) for depositing in bidders e-Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c no.6161885804 A/c Name:-E-Auction EMD A/c Pune Zone	Bhosari Branch IFS Code:-IDIB000B174

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.

8. Platform (**https://baanknet.com**) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 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**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://baanknet.com**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray** (**https://baanknet.com**).

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11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd. details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed of their being declared as a successful bidder through SMS/ email. (on mobile No/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank Nasik Ambad Branch.

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent enquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place:Nasik
Date: 22.05.2026

(Authorized Officer)