

इण्डियनओवरसीज़बैंक

Indian Overseas Bank

नागपुर मेन ब्रांच (०३०२) Nagpur Main Branch (0302)

Gauri Heights, Ground Floor, Plot No 324,
Canal Road, Ramdapeth, Nagpur-440010



दूरभाष न.:०७१२-

२४२४७५०

ईमेल

iob0302@iob.in

संदर्भ क्र.शाखा / / 2026-27

दिनांकDate: 01.07.2026



E-AUCTION SALE NOTICE

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

Whereas, **Wasudeo Shalikram Thakre** has borrowed monies from Indian Overseas Bank, against the mortgage of the immovable properties, more fully described in the schedule hereunder and the Bank has issued a **Demand Notice** under Section 13(2) of the SARFAESI Act, 2002 (Act) on **30.06.2025**, calling upon the borrower **Wasudeo Shalikram Thakre (Property Owner and Mortgagor)** to pay the amount due to the Bank, being **Rs.13,61,910.03/- (Rupees Thirteen lakhs sixty-One Thousand Nine hundred Ten and three paise only)**, as on **30.06.2025** 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 borrowers & Guarantor having failed to pay the amount due to the Bank as called for in the said Demand Notice, the Bank has taken **possession (Symbolic)** of the secured assets more fully, described in the schedule hereunder on **13.11.2025** under Section 13 (4) of the Act with the right to sell the same in **"As is where is", "As is what is" and 'Without Recourse Basis'** under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Banks dues. The dues to the bank as on the date of taking possession was intimated **Rs. 14,13,575.03/- (Rupees Fourteen Lakhs Thirteen Thousand Five hundred Seventy five and Three Paise Only)**, as on **13.11.2025** 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 as on **30.06.2026** works out to **Rs.15,16,112.03/- (Rupees Fifteen Lakhs sixteen Thousand One Hundred Twelve and Paise Three Only)** after reckoning repayments, if any, subsequent to the Bank issuing demand notice

Description of the Property

Sl. No.	Property Details	PIN Code	Reserve Price	EMD
1.	Equitable mortgage on residential Apartment No 303, On 3 rd Floor, in the building named as "Kalawati Residence" , With 33% Undivided Share In Plot No 148, Corporation House No 3506/148, P.H.No. 39, Ward No 20, Sheet No 36, City Survey No 1028, K.H. No. 16 Mouza Bidipeth, Situated Near Renuka Mata Mandir, Mahatma Gandhi Nagar, Nagpur, Tehsil & District Nagpur - 440034 Owner Of Property – Wasudeo Shalikram Thakre Built up Area of flat – 70.73 sq. mt	440034	Rs.24.18 Lakh	Rs.2.42 Lakh

Super built up area of flat – 92.846 sq. mt				
Boundaries of apartment no 303 are as:				
East	Marginal Space & Plot No 149			
West	Marginal Space & Plot No 147			
North	Marginal Space & Road			
South	Marginal Space & Road			
Date and time of E-Auction	23.07.2026 (Thursday) between 12:00 P.M. to 05:00 P.M. with auto extension of five minutes each till sale is completed.			
Reserve Price	Rs.24.18 Lakhs			
Earnest Money Deposit	Rs.2.42 Lakhs			
EMD Remittance	Deposit through Global EMD Wallet account			
Bid Multiplier (Bid Increment value)	Rs. 10,000/- (Rupees Ten Thousand Only)			
Inspection of Property	The intending purchasers can inspect the properties, with prior appointment at his/her expenses. For prior appointment, please contact Branch Manager, Indian Overseas Bank, Nagpur Main Branch, Gauri Heights, Ground Floor, Plot No 324, Canal Road, Ramdaspath, Nagpur 440010 Branch Code:0302 Phone. No. 0712-2424750, 0712-2442532			
Submission of Online Application for bid with EMD	01.07.2026 onwards			
Last date of submission of online application for BID with EMD	23.07.2026 till 5:00 pm			
Known Encumbrance if any	NIL			
*Outstanding dues of Local Self-Government (Property Tax, Water sewerage, Electricity Bills etc)	To be verified by the interested bidders on their own.			

*Bank's dues have priority over the statutory dues.

Terms and conditions of E-auction

1. The property(ies) will be sold by e-auction through the service provider www.iob.in & <https://ebkcray.com> under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal www.iob.in & <https://BAANKNET.com> 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 **23.07.2026** 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 www.iob.in & <https://ebkcray.com>, 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-Bक्रय- IBAPI portal www.iob.in & <https://ebkcray.com>.
5. The submission of online application for bid with EMD shall start from **01.07.2026**.
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 five (5) 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.10,000/- to the last higher bid of the bidders. Five (5) 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 5 minutes to the last highest bid, the e-auction shall be closed.

22. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033-22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website www.iob.in & <https://ebkray.com>

[Signature]
Authorized Officer



इण्डियन ओवरसीज़ बैंक

Indian Overseas Bank

नागपुर मेन ब्रांच (०३०२) Nagpur Main Branch (0302)

Gauri Heights, Ground Floor, Plot No 324,
Canal Road, Ramdaspeth, Nagpur 440010

संदर्भ क्र.शाखा / / 2026-27



दूरभाष न.: ०७१२-२४२४७५०

ईमेल iob0302@iob.in

दिनांक Date: 01.07.2026

NOTICE OF SALE OF IMMOVABLE SECURED ASSETS

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

To

BY RPAD

Mr. Wasudeo Shalikram Thakre (Borrower)

Address– Flat No. 303, Kalavati Residence, Plot No 148, Mahatma Gandhi Nagar, Mhalgi Nagar, Nagpur, Maharashtra- 440034

Also At:

Plot No. 67, Radhekrishna Road, Hudkeshwar Road, Nagpur, Maharashtra - 440034

Also At –

Plot No 2. Kadu Nagar, Hudkeshwar Road, Nagpur, Maharashtra- 440034

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 **13.11.2025** 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 **Loksatta** and **Indian Express** on **15.11.2025** 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 Securitisation 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 **Rs. NIL** after issuance of demand notice dated **30.06.2025**. Hence it is proposed to sell these 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 on **30.06.2026** is 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 **23.07.2026** between **12:00** and **17:00** hours with auto extension of 10 minutes through e-auction using www.iob.in & <https://ebkgray.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 local newspapers shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

Sl. No.	Property Details								
1.	Equitable mortgage on residential Apartment No 303, On 3rd Floor, in the building named as "Kalawati Residence" , With 33% Undivided Share In Plot No 148, Corporation House No 3506/148, P.H.No. 39, Ward No 20, Sheet No 36, City Survey No 1028, K.H. No. 16 Mouza Bidipeth, Situated Near Renuka Mata Mandir, Mahatma Gandhi Nagar, Nagpur, Tehsil & District Nagpur - 440034 Owner Of Property – Wasudeo Shalikram Thakre Built up Area of flat – 70.73 sq. mt Super built up area of flat – 92.846 sq. mt Boundaries of apartment no 303 are as: <table><tr><td>East</td><td>Marginal Space & Plot No 149</td></tr><tr><td>West</td><td>Marginal Space & Plot No 147</td></tr><tr><td>North</td><td>Marginal Space & Road</td></tr><tr><td>South</td><td>Marginal Space & Road</td></tr></table>	East	Marginal Space & Plot No 149	West	Marginal Space & Plot No 147	North	Marginal Space & Road	South	Marginal Space & Road
East	Marginal Space & Plot No 149								
West	Marginal Space & Plot No 147								
North	Marginal Space & Road								
South	Marginal Space & Road								

Yours faithfully,



Authorised officer

Encl:

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

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नागपुर मेन ब्रांच (०३०२) Nagpur Main Branch
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दिनांकDate: 01.07.2026

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES
[Under Proviso to Rule 6(2) & 8(6) of Security Interest (Enforcement) Rules]

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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)/mortgagors and Guarantor (s) that the below described movable and immovable property hypothecated/mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23.07.2026** for recovery of **Rs.15,16,112.03/- (Rupees Fifteen Lakhs sixteen Thousand One Hundred Twelve and Paise Three Only)**, with further interest at contractual rates/rests and cost & other charges till date of payment due to Indian Overseas Bank, Secured Creditor **Wasudeo Shalikram Thakre**.

Details of Immovable Property

Sl. No.	Property Details	Reserve Price	EMD								
1.	Equitable mortgage on residential Apartment No 303, On 3rd Floor, in the building named as “Kalawati Residence” , With 33% Undivided Share In Plot No 148, Corporation House No 3506/148, P.H.No. 39, Ward No 20, Sheet No 36, City Survey No 1028, K.H. No. 16 Mouza Bidipeth, Situated Near Renuka Mata Mandir, Mahatma Gandhi Nagar, Nagpur, Tehsil & District Nagpur - 440034 Owner Of Property – Wasudeo Shalikram Thakre Built up Area of flat – 70.73 sq. mt Super built up area of flat – 92.846 sq. mt Boundaries of apartment no 303 are as: <table><tr><td>East</td><td>Marginal Space & Plot No 149</td></tr><tr><td>West</td><td>Marginal Space & Plot No 147</td></tr><tr><td>North</td><td>Marginal Space & Road</td></tr><tr><td>South</td><td>Marginal Space & Road</td></tr></table>	East	Marginal Space & Plot No 149	West	Marginal Space & Plot No 147	North	Marginal Space & Road	South	Marginal Space & Road	Rs.24.18 Lakh	Rs.2.42 Lakh
East	Marginal Space & Plot No 149										
West	Marginal Space & Plot No 147										
North	Marginal Space & Road										
South	Marginal Space & Road										

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.iob.in & <https://ebkray.com>

Date: 01.07.2026
Place: Nagpur


Authorised Officer
Indian Overseas Bank

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This may also be treated as a Notice under Rule 6(2) & 8(6)/ 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.