



Indian Overseas Bank  
Ahmednagar  
CTS No.7584, Plot No.50, Hanuman Chambers  
Hanuman Chambers, Ground Floor,  
Shop No.7,8,9,10,11 & 12  
and Basement Shop No.5 & 6, Sarjepura,  
Dist. – Ahmednagar, Pin – 414001

Phone No. – 8925950488

Email ID – iob0488@iob.bank.in

Ref No: BR/ 0488/ 24 /2026-27

Date – 23.06.2026

**SALE NOTICE OF IMMOVABLE SECURED ASSETS**  
**Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002**

To,  
The Borrower/Guarantor/Mortgagor

| Sl. No. | Borrower & Mortgagor                                                                                                         |
|---------|------------------------------------------------------------------------------------------------------------------------------|
|         | Sana Javed Sayyed<br>H No 5491, Kalokhe Hospital Javal, Takhti Darwaja, Sham Chowk Nagar,<br>Ahilyanagar-414001, Maharashtra |

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 11.05.2026 issued to you regarding taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice in Financial Express and Loksatta on 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. 19,93,274.57/- after issuance of demand notice dated 30.09.2025 Hence it is proposed to sell the



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 29.05.2026 is Rs. 21,07,141.57/- 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 30 days that the below mentioned secured assets shall be sold by the undersigned on 29.07.2026 between 11 A.M. and 3.00 P.M. hours with auto extension of 10 minutes through e auction using <https://baanknet.com/>.
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 Financial Express and Loksatta shortly. A copy of the proposed paper publication is also enclosed.

| Schedule of Secured Assets                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Flat at Second Floor Flat No 2B, situated on CTS No 7370, Plot No 3+4, Excel Arcade, Second Floor, Flat No 2B, Laltaki, Sarjepura Road, Ahilyanagar |

Yours Faithfully

*Deepak Kumar*

Authorised officer



Encl:

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



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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 29.07.2026 **As is where is**", "**As is what is**" and "**Whatever there is**" for realization of Bank's dues Rs. 21,07,141.57 (Twenty One Lakhs Seven Thousand One Hundred and Forty One and Fifty Seven Paise 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 & Address of the Borrower              | Sana Javed Sayyed<br>H No 5491, Kalokhe Hospital Javal, Takhti Darwaja, Sham Chowk Nagar, Ahilyanagar-414001, Maharashtra |
| Name & Address of the Mortgagors/Guarantors | Sana Javed Sayyed<br>H No 5491, Kalokhe Hospital Javal, Takhti Darwaja, Sham Chowk Nagar, Ahilyanagar-414001, Maharashtra |



|                                                         |                                                                  |
|---------------------------------------------------------|------------------------------------------------------------------|
| Name & Address of the Other Guarantors                  | NA                                                               |
| Date of NPA                                             | 28.09.2025                                                       |
| Date of Demand Notice                                   | 30.09.2025                                                       |
| Dues claimed in Demand Notice                           | Rs.19,93,274.57 as on 30.09.2025 with further interest & costs   |
| Date of Possession Notice (Symbolic & Physical)         | 11.05.2026                                                       |
| Dues claimed in Possession Notice (Symbolic & Physical) | Rs.21,07,141.57/- as on 11.05.2026 with further interest & costs |

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

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**Residential Flat at Second Floor Flat No 2B, situated on CTS No 7370, Plot No 3+4, Excel Arcade, SF Flat No 2B, Laltaki, Sarjapura Road, Ahilyanagar**

**East-** Flat No 2 A

**West-** Open to sky

**South-** Open to Sky

**North-** Passage & Flat no 1

**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: 23.06.2026**

**Place: Ahmednagar**



*Deepak Kumar*  
**Authorised Officer**

**Indian Overseas Bank**



Indian Overseas Bank  
Ahmednagar  
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#### 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 Ms. Sana Javed Sayyed 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 **30.09.2025** calling upon the borrower Ms. Sana Javed Sayyad to pay the amount due to the Bank, being Rs.19,93,274.57 (Rupees Nineteen Lakh Ninty Three Thousand Two Hundred Seventy Four & paid Fifty Seven only) with further interest. 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 **11.05.2026** under section 13(4) of the Act with the right to sell the same in **"As is Where is", "As it 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. 21,07,141.57** (Rupees Twenty One Lakh Seven Thousand One Hundred d Forty One and paise Fifty Seven only) **as on 11.05.2026** 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 29.05.2026 works out to Rs. **21,07,141.57** (Twenty One Lakh Seven Thousand One Hundred Forty-One and paise Fifty Seven only ) with further interest



after reckoning repayments, if any, subsequent to the Bank issuing demand issuing demand notice.

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.

| SCHEDULE OF PROPERTY(IES)                                                                                                                                   |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>DESCRIPTION OF THE IMMOVABLE PROPERTY</b>                                                                                                                |                                   |
| <b>Residential Flat at Second Floor Flat No 2B, situated on CTS No 7370, Plot No 3+4, Excel Arcade, SF Flat No 2B, Laltaki, Sarjepura Road, Ahilyanagar</b> |                                   |
| <b>East-</b> Flat No 2 A                                                                                                                                    | <b>West-</b> Open to sky          |
| <b>South-</b> Open to Sky                                                                                                                                   | <b>North-</b> Passage & Flat no 1 |

#### DETAILS OF AUCTION

|                                                                                                         |                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and time of e-auction                                                                              | <b>29.07.2026 between 11 .00 a.m. to 3.00 p.m.</b> with auto extension of Ten minutes each till sale is completed.                                                                                                   |
| Reserve Price                                                                                           | <b>Rs. 36,32,000/- (Thirty Six Lakh Thirty Two Thousand only)</b>                                                                                                                                                    |
| Earnest Money Deposit                                                                                   | <b>Rs. 3,63,200/- (Three Lakh Sixty Three Thousand Two Hundred only).</b>                                                                                                                                            |
| EMD Remittance                                                                                          | Deposit through EFT/NEFT/RTGS Transfer in favour of <b>"SARFAESI SALE PARKING ACCOUNT", A/C No. 04880113035001 with Indian Overseas Bank, Ahmednagar Branch Name*, Pune, Branch Code: 0488 IFSC Code IOBA0000488</b> |
| Bid Multiplier                                                                                          | <b>Rs. 50,000/- (Fifty thousand only)</b>                                                                                                                                                                            |
| Inspection of Property                                                                                  | From 18.07.2026 to 20.07.2026 between 11.00 AM to 3.00 PM                                                                                                                                                            |
| Submission of online application for bid with EMD                                                       | <b>23.07.2026 Onwards</b>                                                                                                                                                                                            |
| Last date for submission of online application for BID with EMD                                         | <b>28.07.2026 Before 4.00 PM</b>                                                                                                                                                                                     |
| Known Encumbrance, if any                                                                               | <b>Not Known</b>                                                                                                                                                                                                     |
| Outstanding dues Rs ____ of Local Self Government ( Property Tax, Water Sewerage, Electricity Bill etc) | Not Known                                                                                                                                                                                                            |



### **Terms and conditions of e auction**

1. The property(ies) will be sold by e-auction through the service provider <https://baanknet.com/> under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://baanknet.com/> .
3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://baanknet.com/> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before **28.07.2026 before 04.00 P.M.**
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
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. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.



11. 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.
12. The property is being sold on „as is where is“ and „as is what 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.
13. The property is being sold on „as is where is“ and „as is what 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.
14. Sale is subject to confirmation by the secured creditor.
15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
16. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
17. \* 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 Number 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.

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Chandan Singh Garhia (name and full address of the Branch) during office hours, Phone no-8925950488 or the Bank's approved service provider PSB Alliance Baanknet (Bank Asset Auction Network), phone no: +91 82912 20220 and email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).

PLACE: Ahmednagar

DATE: 23.06.2026



*Deepak Kumar*  
Authorized Officer

INDIAN OVERSEAS BANK