इंडियन बैंक
(भारत सरकार का उपक्रम)

Indian Bank
(A Govt. of India Undertaking)

इलाहाबाद ALLAHABAD

Branch: Vashi Sector-17

Notice of sale under Rule 8(6) read with 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. | Mr. Kailash Ankush Pawar (Applicant)<br>101, Alton, Building No. 7, Panvelkar<br>Classic Morivali, Pada<br>Ambernath 421501 |
| 2 | Mrs. Chandraprabha Ankush Pawar (Co Applicant)<br>101, Alton, Building No. 7, Panvelkar<br>Classic Morivali, Pada<br>Ambernath 421501 |

Sub: Loan account – **Mr. Kailash Ankush Pawar** (A/c No Term Loan-7729785059 with Indian Bank, Vashi Sector-17

Mr. Kailash Ankush Pawar availed Term loan facility from Indian Bank, Vashi Sector-17 the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Kailash Ankush Pawar failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 10.03.2025 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) Mr. Kailash Ankush Pawar and Mrs. Chandraprabha Ankush Pawar liable to the Bank to pay the amount due to the tune of Rs. **Rs.22,83,734/-**( Rupees Twenty-Two Lakh Eighty-Three Thousand Seven Hundred Thirty-Four Only) as per demand notice dated 10.03.2025 with total amount of 2620419.00(Rupees Twenty Six lakh twenty thousand Four hundred nineteen Only) with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notices dated 10.03.2025

As Mr. Kailash Ankush Pawar and Mrs. Chandraprabha Ankush Pawar failed to make payment despite Demand Notices, the Authorized Officer took possession of the schedule mentioned properties under the Act 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 PUBLIC TENDER /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 10.08.2026 is Rs 2663594.00.00 (Rupees Twenty-Six lakh Sixty three thousand Five hundred ninty four Only) with further interest, costs, other charges and expenses thereon from 11.08.2026

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.

The date of sale is fixed as 27/08/2026 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 **18.08.2026** to 20.08.2026 between 10.00 am to 5.00 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 **26.08.2026** 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 therefore.

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 |
|---|---|
| Account Number – 6097229831<br>Account Name – E auction EMD account Mumbai Zone. | Branch Name – Indian Bank Nariman Point<br>IFSC - IDIB000N052 |

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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

| Details/ Description of Mortgaged Assets | Reserve Price | EMD | Date, Time for e-auction and Property ID No. | Prior Encumbrance known to bank |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Flat no. 604, 6th floor, Leena Paradise, Land Braring survey No. 51, CTS No. 1118/10,1118/11, 1118/12, 1118/13, Village Chinchavali Shekin (Old revenue village Mulgaon Khurd), Khopoli, Taluka Khalapur, Dist Raigad 410202, admeasuring carpet area 469 Sq. ft., Maharashtra,Khapoli-410202 | 1600000 | 160000 | Date: 27/08/2026 Time: 11:00 A.M. to 05:00 P.M. Property ID: IDIBKAILASHPAWAR | NILL |

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.baanknet@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.baanknet@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.

कृते इंडियन बैंक / For INDIAN BANK

Chief Manager / Authorised Officer
मुख्य प्रबंधक / प्राधिकृत अधिकारी

AUTHORISED OFFICER

Place: Mumbai
Date: 10.08.2026