इण्डियन ओवरसीज बैंक **INDIAN OVERSEAS BANK** **Chikhli Branch (Br. Code: 2535)** **Janki Complex, Near Raja Tower,** **Chikhli-443201** **Contact No: 07264- 245130** **Buldhana, Maharashtra** **Email: iob2535@iob.in**

संदर्भ क्र.शाखा / / 2026-27	**दिनांक Date: 07.08.2026**

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, **M/S PURVA INDUSTRIES, PROP DIPALI RAJU BHAKADE),**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 **04.04.2025 ,** calling upon the borrower **M/S PURVA INDUSTRIES, PROP DIPALI RAJU BHAKADE) AMKHED,POST- AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,Buldana,Maharashtra-443201** to pay the amount due to the Bank, being **Rs. 32,09,803.16 (Rupees THIRTY TWO LAKHS NINE THOUSAND EIGHT HUNDRED THREE AND SIXTEEN PAISE ONLY),** as on **04.04.2025** 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 **04.04.2025** 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 Section13(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. 32,09,803.16 (Rupees THIRTY TWO LAKHS NINE THOUSAND EIGHT HUNDRED THREE AND SIXTEEN PAISE ONLY)),** as on 14.07.2025 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 03.08.2026 **works out to Rs.35,62,527.36 (Rupee Thirty five lakhs sixty two thousand five hundred twenty seven and paise thirty six only),** after reckoning repayments, if any, subsequent to the Bank issuing demand notice.

Description of the Property

Property Details	**Pin Code**	**Reserve Price**	**EMD**
All that piece and parcel of land along with construction thereon, MIDC Chikhli, PLOT NO II D/56-,admeasuring 6456 Sq. Ft. Situated : PLOT NO II, D-56, AT- AMKHED,POST-AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,MAHARASHTRA-443201.With in the limits of ,TQ CHIKLI, Dist-Buldana in the State of Maharashtra within the jurisdiction of the Sub-Registrar Chikhli, together with the buildings. The property is bounded as under: To the East – PLOT NO II, D-62 To the West – 20 MTR MIDC ROAD To the North – PLOT NO II, D-62 To the South - 20 MTR MIDC ROAD	443201	**Rs.23.25 Lakh**	**Rs.2.33 Lakh**

Date and time of E-Auction	**29.08.2026 (Saturday)** between 12.00 P.M. to 05:00 P.M. with auto extension of 10 minutes each till sale is completed.
Reserve Price	**Rs.23.25 lakhs**
Earnest Money Deposit	**Rs.2.33 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, **Chikhli Branch (Br. Code: 2535 Contact No: 07264- 245130** **Janki Complex, Near Raja Tower, Chikhli-443201** **Email: iob2535@iob.in**
Submission of Online Application for bid with EMD	07.08.2026 onwards
Last date of submission of online application for BID with EMD	29.08.2026 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 **https://www.psballiance** under the supervision of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal https://ebkray.in/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 **29.08.2026** 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** https://ebkray.in/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 e-Bक्रय– IBAPI portal (https://ebkray.in/eauction-psb/bidder-registration).

5. The submission of online application for bid with EMD shall start from **07.08.2026.**

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

इंडियन ओवरसीज़ बैंक Indian Overseas Bank वसूली कक्ष Regional Office, Nagpur क्षेत्रीय कार्यालय, नागपुर

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 ten (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.10,000/- to the last higher bid of the bidders. Ten (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.

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 "Indian Overseas Bank, Chikli Branch" to the credit **of A/c No.25350113035001** (SARFAESI SALE PARKING ACCOUNT) Indian Overseas Bank, **Chikhli Branch (Br. Code: 2535)Janki Complex, Near Raja Tower, Chikhli-443201** Maharashtra. **Branch Code: 2535, IFSC Code: IOBA0002535.**

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 Authorized 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 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.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Chikhli Branch (Br. Code: 2535 Contact No: 07264- 245130Janki Complex, Near Raja Tower, Chikhli-44320**, Maharashtra during office hours till **29.08.2026 upto 2.00 PM.**

इंडियन ओवरसीज़ बैंक Indian Overseas Bank वसूली कक्ष RECOVERY CELL क्षेत्रीय कार्यालय, नागपुर Regional Office, Nagpur

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://ebkray.in/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://www.psballiance.com) for e-auction will be provided by service provider M/S PSB Alliance Pvt. Limited having Registered office at unit 1, 3rd Floor , VIOS Commercial Tower, Near Wadala Truck Terminal , Wadala East, Mumbai 400037, 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 https://ebkray.in/eauction-psb/bidder-registration.

Authorized Officer

Place: Nagpur
Date: 07.08.2026

Bank Property Id: IOBA2535PURVA

QR Code :

इण्डियन ओवरसीज बैंक
INDIAN OVERSEAS BANK
Chikhli Branch (Br. Code: 2535)
Janki Complex, Near Raja Tower,
Chikhli-443201
Buldhana, Maharashtra

Contact No: 07264- 245130
Email: iob2535@iob.in

संदर्भ क्र.शाखा / / 2026-27

दिनांक Date: 07.08.2026

NOTICE OF SALE OF IMMOVABLE SECURED ASSETS

(Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules2002)

To

BY RPAD

SL. No.	Borrower/ Mortgagor	SL. No.	Guarantor
01	PURVA INDUSTRIES,PROP-DIPALI RAJU BHAKADE Permanent Address: AT- AMKHED,POST-AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,MAHARASHTRA-443201. Office/Business Address:PLOT NO IID 56, MIDC,CHIKHLI,BULDANA,MAHARASHTRA,443201	**02**	**Shri Raju Keshav Bhakade** Permanent Address: AT-AMKHED,POST-AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,MAHARASHTRA-443201
02	DIPALI RAJU BHAKADE, Permanent Address: AT- AMKHED,POST-AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,MAHARASHTRA-443201. Office/Business Address:PLOT NO IID 56, MIDC,CHIKHLI,BULDANA,MAHARASHTRA,443201		

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 **14.07.2025** 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 **15.07.2025** 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 04.04.2025**. 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 **03.08.2026** is of **Rs.35,62,527.36 (Rupee Thirty five lakhs sixty two thousand five hundred twenty seven and paise**

thirty six only), 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 **29.08.2026 between 12:00 and 17:00** hours with auto extension of 10 minutes through e-auction using https://ebkray.in/eauction-psb/bidder-registration.(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

Property Details
All that piece and parcel of land along with construction thereon, MIDC Chikhli, PLOT NO II D/56-,admeasuring 6456 Sq. Ft. Situated : PLOT NO II, D-56, AT- AMKHED,POST- AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,MAHARASHTRA-443201.With in the limits of ,TQ CHIKLI, Dist-Buldana in the State of Maharashtra within the jurisdiction of the Sub-Registrar Chikhli, together with the buildings. The property is bounded as under: To the East – PLOT NO II, D-62 To the West – 20 MTR MIDC ROAD To the North – PLOT NO II, D-62 To the South - 20 MTR MIDC 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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INDIAN OVERSEAS BANK
Chikhli Branch (Br. Code: 2535)
Janki Complex, Near Raja Tower,
Chikhli-443201
Buldhana, Maharashtra

Contact No: 07264- 245130
Email: iob2535@iob.in

संदर्भ क्र.शाखा /   / 2026-27   **दिनांक Date: 07.08.2026**

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 **29.08.2026**, for recovery of **Rs.35,62,527.36 (Rupee Thirty five lakhs sixty two thousand five hundred twenty seven and paise thirty six only)**, with further interest at contractual rates/rests and cost & other charges till date of payment due to Indian Overseas Bank, Secured Creditor, **M/s PURVA INDUSTRIES, PROP DIPALI RAJU BHAKADE.**

Details of Immovable Property

Sl. No.	Property Details	Pin Code	Reserve Price	EMD
1.	All that piece and parcel of land along with construction thereon, MIDC Chikhli, PLOT NO II D/56- ,admeasuring 6456 Sq. Ft. Situated : PLOT NO II, D-56, AT-AMKHED,POST- AMBASHI,TAQ-CHIKHLI,DIST-BULDANA,MAHARASHTRA-443201.With in the limits of ,TQ CHIKLI, Dist-Buldana in the State of Maharashtra within the jurisdiction of the Sub-Registrar Chikhli, together with the buildings. The property is bounded as under: To the East – PLOT NO II, D-62 To the West – 20 MTR MIDC ROAD To the North – PLOT NO II, D-62 To the South - 20 MTR MIDC ROAD	443201	**Rs.23.25 lakh**	**Rs.2.33 lakh**

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.in/eauction-psb/bidder-registration.

Date: 07.08.2026
Place: Nagpur

Authorised Officer
Indian Overseas Bank

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.