इण्डियन ओवरसीज बैंक **INDIAN OVERSEAS BANK** **Pandey Layout Branch (Br. Code: 2421)** **Shop 3 - 9, Chintamani, 16, Kheta Layout** **New Sneh Nagar, Pandey Layout,** **Nagpur 440025**		**Contact No: 0712-2282799** **Mob: 9043952421** **Email: iob2421@iob.bank.in**
संदर्भ क्र.शाखा / 2421 / 2026-27		दिनांक Date: 09.11.2026

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, **Mrs. SHANTA BALU NAGRALE and Mr. ROHIT BALU NAGRALE** 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 **04.05.2026,** calling upon the borrower **Mrs. SHANTA BALU NAGRALE and Mr. ROHIT BALU NAGRALE** to pay the amount due to the Bank, being **Rs.18,27,373.76 (Rupees Eighteen lakhs twenty seven thousand three hundred seventy three and paise seventy six only),** as on **04.05.2026** 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 **07.07.2026** 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.18,51,297.26 (Rupees Eighteen lakhs fifty one thousand two hundred ninety seven and paise twenty six only),** as on **07.07.2026** 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 **09.11.2026** works out to **Rs. 18,91,262.29 (Rupees Eighteen lakhs Ninety-One thousand two hundred sixty-two and paise twenty-nine only),** after reckoning repayments, if any, subsequent to the Bank issuing demand notice.

Description of the Property

Property Details	Pin Code	Reserve Price (₹ in lakhs)	EMD (₹ in lakhs)
All that RCC super Structure Comprising Residential Apartment no 304 situated on Third Floor Wing "G" of the building constructed on the Non-Agriculture Land bearing Khasra No 81/1 Admeasuring Area 0.81 H.R and Khasra No 82, Admeasuring Area 1.17 HR having total area of about 1.98H.R i.e 19800.00 Sq. Mtrs. Out of that Plot No 1 Admeasuing Area 5329.826 Sq Mtrs. As per R.L Letter Dated 04.03.2017 and Release Letter No. E.E (Metro)/B.E-2/7649 issued by Executive engineering (Metro) N.I.T, Bhogwatdar Class 1 right of MouZa- Waghdara Tehsil, Hingna dist Nagpur and Building known and style as "Paradise Hills" covering carpet area 39.27 Sq. Mtrs. along with Open Terrance Area 2.97 sq. Mtrs. Which inculding One Kitchen and Rooms, W.C. and Bath Together with 0.56% Undivided Sahre of the plot of land at situated in the Local Limit of Grampanchayat Isasani. Boundary of Land North: Khasra No 83 and 84 South: Khasra No 79 and 137 East: Khasra No 83 and 137	441110	18.60	1.86

West: Khasra No 81/2 Boundary of Flat North: Marginal space South: Staircase and Flat no 303 East: Marginal Space West: Passage and Flat no 301 & 302			

Date and time of E-Auction	**30.11.2026 (Monday)** between 12.00 P.M. to 05:00 P.M. with auto extension of 10 minutes each till sale is completed.
Reserve Price	**Rs. 18.60 lakhs**
Earnest Money Deposit	**Rs. 1.86 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, Pandey Layout Branch, Shop 3 - 9, Chintamani, 16, Kheta Layout, New Snehnagar, Pandey Layout, Nagpur 440025 Branch Code: 2421 Phone. No. 0712-2282799/ 9043952421
Submission of Online Application for bid with EMD	15.11.2026 onwards
Last date of submission of online application for BID with EMD	30.11.2026 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 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 of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal 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 **30.11.2026** 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://BAANKNET.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 (https://BAANKNET.com).

5. The submission of online application for bid with EMD shall start from **15.11.2026**
6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
7. Online auction sales 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, the e-auction shall be closed.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized 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 favor of "**Indian Overseas Bank, Pandey Layout Branch**" to the credit **of A/c No. 24210113035001** (SARFAESI SALE PARKING ACCOUNT) Indian Overseas Bank, Shop 3 - 9, Chintamani, 16, Kheta Layout, New Snehnagar, Pandey Layout, Nagpur 440025 Branch Code: 2421 Phone. No. 0712-2282799/ 9043952421. **Branch Code: 2421, IFSC Code: IOBA0002421.**
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, Pandey Layout Branch, Shop 3 - 9, Chintamani, 16, Kheta Layout, New Snehnagar, Pandey Layout, Nagpur 440025 Branch Code: 2421 Phone. No. 0712-2282799/ 9043952421 during office hours till **30.11.2026** up to 2.00 PM.
20. The intended 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://BAANKNET.com), 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-mentioned 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://BAANKNET.com.

इण्डियन ओवरसीज़ बैंक
INDIAN OVERSEAS BANK
प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, नागपुर / Regional Office, Nagpur

Authorized Officer

Place: Nagpur
Date: 09.11.2026

इण्डियन ओवरसीज बैंक **INDIAN OVERSEAS BANK** **Pandey Layout Branch (Br. Code: 2421)** **Shop 3 - 9, Chintamani, 16, Kheta Layout** **New Sneh Nagar, Pandey Layout,** **Nagpur 440025**		**Contact No: 0712-2282799** **Mob: 9043952421** **Email: iob2421@iob.bank.in**
संदर्भ क्र.शाखा / 2421 / 2026-27		**दिनांक Date: 09.11.2026**

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	Guarantor
1	**Mrs. SHANTA BALU NAGRALE and Mr. ROHIT BALU NAGRALE** Flat No 304, Third Floor, Wing-G, Paradise Hills, Mouza-Waghdara, Tahsil-Hingna, Dist-Nagpur-441110	NIL

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 **07.07.2026** 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 "**The Indian Express & Loksatta"** on **09.07.2023** 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 **NIL after issuance of demand notice dated 04.05.2026**. 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 **09.11.2026** is of **Rs. 18,91,262.29 (Rupees Eighteen lakhs Ninety-One thousand two hundred sixty-two and paise twenty-nine 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 **30.11.2026** between **12:00 PM** and **5:00 PM** hours with auto extension of 10 minutes through e-auction using https://baanknet.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.

इण्डियन ओवरसीज बैंक ★ INDIAN OVERSEAS BANK ★ Regional Office, Nagpur ★ क्षेत्रीय कार्यालय, नागपुर

Schedule of Secured Assets

Property Details
All that RCC super Structure Comprising Residential Apartment no 304 situated on Third Floor Wing "G" of the building constructed on the Non-Agriculture Land bearing Khasra No 81/1 Admeasuring Area 0.81 H. R and Khasra No 82, Admeasuring Area 1.17 HR having total area of about 1.98H.R i.e. 19800.00 Sq. Mtrs. Out of that Plot No 1 Admeasuring Area 5329.826 Sq. Mtrs. As per R.L Letter Dated 04.03.2017 and Release Letter No. E.E (Metro)/B. E-2/7649 issued by Executive engineering (Metro) N.I.T, Bhogwatdar Class 1 right of Mouza- Waghdara Tehsil, Hingna dist. Nagpur and Building known and style as "Paradise Hills" covering carpet area 39.27 Sq. Mtrs. along with Open Terrance Area 2.97 sq. Mtrs. Which including One Kitchen and Rooms, W.C. and Bath Together with 0.56% Undivided Share of the plot of land at situated in the Local Limit of Gram panchayat Isasani. Boundary of Land North: Khasra No 83 and 84 South: Khasra No 79 and 137 East: Khasra No 83 and 137 West: Khasra No 81/2 Boundary of Flat North: Marginal space South: Staircase and Flat no 303 East: Marginal Space West: Passage and Flat no 301 & 302

Yours faithfully,

इण्डियन ओवरसीज़ बैंक
INDIAN OVERSEAS BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, नागपुर / Regional Office, Nagpur

Authorised officer

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

इण्डियन ओवरसीज बैंक **INDIAN OVERSEAS BANK** **Pandey Layout Branch (Br. Code: 2421)** **Shop 3 - 9, Chintamani, 16, Kheta Layout** **New Sneh Nagar, Pandey Layout,** **Nagpur 440025**		**Contact No: 0712-2282799** **Mob: 9043952421** **Email: iob2421@iob.bank.in**
संदर्भ क्र.शाखा / 2421 / 2026-27		दिनांक **Date: 09.11.2026**

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 Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** on **30.11.2026,** for recovery of **Rs. 18,91,262.29 (Rupees Eighteen lakhs Ninety-One thousand two hundred sixty-two and paise twenty-nine only),** with further interest at contractual rates/rests and cost & other charges till date of payment due to Indian Overseas Bank, Secured Creditor, **Mrs. SHANTA BALU NAGRALE and Mr. ROHIT BALU NAGRALE.**

Details of Immovable Property

Sl. No.	Property Details	Pin Code	Reserve Price (₹ in lakhs)	EMD (₹ in lakhs)
1.	All that RCC super Structure Comprising Residential Apartment no 304 situated on Third Floor Wing "G" of the building constructed on the Non-Agriculture Land bearing Khasra No 81/1 Admeasuring Area 0.81 H.R and Khasra No 82, Admeasuring Area 1.17 HR having total area of about 1.98H.R i.e 19800.00 Sq. Mtrs. Out of that Plot No 1 Admeasuing Area 5329.826 Sq Mtrs. As per R.L Letter Dated 04.03.2017 and Release Letter No. E.E (Metro)/B.E-2/7649 issued by Executive engineering (Metro) N.I.T, Bhogwatdar Class 1 right of MouZa- Waghdara Tehsil, Hingna dist Nagpur and Building known and style as "Paradise Hills" covering carpet area 39.27 Sq. Mtrs. along with Open Terrance Area 2.97 sq. Mtrs. Which inculding One Kitchen and Rooms, W.C. and Bath Together with 0.56% Undivided Sahre of the plot of land at situated in the Local Limit of Grampanchayat Isasani. Boundary of Land North: Khasra No 83 and 84 South: Khasra No 79 and 137 East: Khasra No 83 and 137 West: Khasra No 81/2 Boundary of Flat North: Marginal space South: Staircase and Flat no 303 East: Marginal Space West: Passage and Flat no 301 & 302	441110	18.60	1.86

इण्डियन ओवरसीज बैंक INDIAN OVERSEAS BANK Regional Office, Nagpur क्षेत्रीय कार्यालय, नागपुर

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://baanknet.com

इण्डियन ओवरसीज़ बैंक
INDIAN OVERSEAS BANK

Date: 09.11.2026
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.