Indian Overseas Bank
Gat No-175/1, Pune-Sholapur Highway,
Boripardhi, Tal-Daund, Pune-412203.

Phone No.: – 02119 - 223538

Email ID: iob3629@iob.bank.in

==

Ref No: BR/ 3629 / /2026-27

Date – 02.09.2026

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

To,

1. Mr. Sanjay Kisan Baravkar (Borrower & Mortgagor)
   (Prop: M/s Ramdev Marbles)
   Row House No 01, Ground Floor,
   Swayambhulaxmi, Gat No-174,
   Kedgaon, Tal-Daund, Pune-412203

2. Mr. Rahul Vitthal Baravkar (Guarantor)
   A/p-Kedgaon, Tal-Daund,
   Pune-412203

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 14.12.2018 dated 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 and Loksatta 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 . 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 01.09.2026 is Rs 28,84,480.27 along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

सरफेसी
अधिनियम 2002
Securitisation &
Reconstruction of
Financial Assets &
Enforcement of
Security Interest
Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **24.09.2026** between **11:00 a.m.** and **03.00 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 **The Indian Express** and **Loksatta** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets	
Nature of security	**Particulars of securities**
Equitable Mortgage of immovable properties	Residential Flat No 01 on Ground Floor, Admeasuring 65.05 Sq.mtrs. i.e. 700.00 Sq.ft. (Super Built up) in the name of Sanjay Kisan Baravkar in building "Swayambhulaxmi" constructed upon Gat No. 174 of Village Kedgaon Station Tal. - Daund Dist. Pune

Yours Faithfully

Authorised officer

प्राधिकृत अधिकारी, इण्डियन ओवरसीज बैंक
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER INDIAN OVERSEAS BANK

Encl:

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

Indian Overseas Bank
Gat No-175/1, Pune-Sholapur Highway,
Boripardhi, Tal-Daund, Pune-412203.

Phone No.: – 02119 - 223538

Email ID: iob3629@iob.bank.in

Ref No: BR/3629 / /2026-27

Date – 02.09.2026

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 24.09.2026 **"As is where is", "As is what is" and "Whatever there is"** for realization of Bank's dues is Rs 28,84,480.27 as on 01.09.2026 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	Mr. Sanjay Kisan Baravkar (Prop: M/s Ramdev Marbles) (Borrower / Mortgagor) Row House No 01, Ground Floor, Swayambhulaxmi, Gat No-174, Kedgaon, Tal-Daund, Pune-412203.
Name & Address of the Mortgagors/Guarantors	**Mr. Sanjay Kisan Baravkar** **(Prop: M/s Ramdev Marbles)** **(Borrower / Mortgagor)** **Row House No 01, Ground Floor,** **Swayambhulaxmi, Gat No-174,** **Kedgaon, Tal-Daund, Pune-412203.**

सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets &
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

Name & Address of the Other Guarantors	Mr. Rahul Vitthal Baravkar A/p-Kedgaon, Tal-Daund, Pune-412203
Date of NPA	**31.03.2018**
Date of Demand Notice	**04.04.2018**
Dues claimed in Demand Notice	Rs. 973576.00 as on 04.04.2018 with further interest & costs
Date of Possession Notice (Symbolic & Physical)	14.12.2018 (Physical Possession)
Dues claimed in Possession Notice (Symbolic & Physical)	Rs. 1080695.00 as on 14.12.2018 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 No 01 on Ground Floor, Admeasuring 65.05 Sq.mtrs. i.e. 700.00 Sq.ft. (Super Built up) in the name of Sanjay Kisan Baravkar in building "Swayambhulaxmi" constructed upon Gat No. 174 of Village Kedgaon Station Tal. - Daund Dist. Pune

East- Parking and Staircase
West-Open Space
North- Internal Road
South- Open Space

1. **Reserve Price: Rs. 8,13,000/- (Rupees Eight Lakh Thirteen Thosuand Only)**
2. **Date & Time of Auction: 24.09.2026 between 11:00 A.M. to 03.00 P.M.**
3. **EMD: Rs. 81,300/- (Rupees Eighty Thousand Three Hundred Only)**
Deposit through EFT/NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT", A/C no. 36290113035001 with Indian Overseas Bank, **Boripardhi** Branch, Pune,
Branch Code: 3629 , IFSC Code IOBA0003629
Bid Increase Amount: 10,000/- (Rupees Ten Thousand Only)
4. **Auto extension time:** 10 minutes
5. **Inspection date and time**: - 14.09.2026 to 19.09.2026 between 11.00 am - 3.00 pm
6. **Last date for submission of online application for BID with EMD: 23.09.2026 before 6.00 pm.**
7. Known Encumbrance if any: - Not Known

प्राधिकृत अधिकारी, इण्डियन ओवरसीज़ बैंक
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

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: 02.09.2026
Place: Boripardhi

Authorised Officer
Indian Overseas Bank

Indian Overseas Bank
Gat No-175/1, Pune-Sholapur Highway,
Boripardhi, Tal-Daund, Pune-412203.

Phone No.: – 02119 - 223538

Email ID: iob3629@iob.bank.in

==

Ref No: BR/3629/ /2026-27 **Date –02.09.2026**

e-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS ANDENFORCEMENT OF SECURITY INTEREST AC", 2002.

Whereas Mr. Sanjay Kisan Baravkar 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 04.04.2018 calling upon the borrower Mr. Sanjay Kisan Baravkar to pay the amount due to the Bank, being **Rs. 973576.00/- (Nine Lakhs Seventy-Three Thousand Five Hundred and Seventy-Six Only**) as on 04.04.2018 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 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. 1080695.00/- (Rupees Sixteen Lakhs Eighty Eight Thousand Six Hundred and Eighty Nine and Forty Three Paise OnlyTen Lakhs Eighty Thousand Six Hundred and Ninety-Five Only) as on 14.12.2018** 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 01.09.2026 works out to Rs 28,84,480.27 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.

प्राधिकृत अधिकारी, इण्डियन ओवरसीज़ बैंक
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

SCHEDULE OF PROPERTY(IES)

Residential Flat No 01 on Ground Floor, Admeasuring 65.05 Sq.mtrs. i.e. 700.00 Sq.ft. (Super Built up) in the name of Sanjay Kisan Baravkar in building "Swayambhulaxmi" constructed upon Gat No. 174 of Village Kedgaon Station Tal. - Daund Dist. Pune

East- Parking and Staircase
West- Open Space
North- Internal Road
South- Open Space

DETAILS OF AUCTION

Date and time of e-auction	**24.09.2026 between 11.00 a.m. to 03.00 p.m.** with auto extension of Ten minutes each till sale is completed.
Reserve Price	**Rs. 8,13,000/- (Rupees Eight Lakh Thirteen Thosuand Only)**
Earnest Money Depositrs.	**Rs. 81,300/- (Rupees Eighty Thousand Three Hundred Only)**
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of **"SARFAESI SALE PARKING ACCOUNT", A/C No. 36290113035001 with Indian Overseas Bank, Boripardhi, Pune, Branch Code: 3629, IFSC Code IOBA0003629**
Bid Multiplier	**Rs. 10,000/- (Rupees Ten Thousand Only)**
Inspection of Property	From 14.09.2026 to 19.09.2026 between 11.00 am - 3.00 pm
Submission of online application for bid with EMD	**15.09.2026 Onwards**
Last date for submission of online application for BID with EMD	**23.09.2026 before 6.00 pm**
Known Encumbrance, if any	**Not Known**
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 on **23.09.2026 before 6.00 pm.**

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.

प्राधिकृत अधिकारी, इण्डियन ओवरसीज़ बैंक
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

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 Gat No-175/1, Pune-Sholapur Highway, Boripardhi, Tal-Daund, Pune-412203.** during office hours, 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.

PLACE: Boripardhi
DATE: 02.09.2026

प्राधिकृत अधिकारी, इण्डियन ओवरसीज बैंक
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002
AUTHORISED OFFICER, INDIAN OVERSEAS BANK

Authorized Officer
INDIAN OVERSEAS BANK