



Indian Overseas Bank Andheri (W) Branch
(A Govt. of India Undertaking)
C-201, 2nd Floor, Waterford Building, (Above Navneet Motors), Juhu Lane
Andheri (W), Mumbai-400058

e-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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.

Whereas **Mrs. Shilpa Narayan Birwadkar** with address Flat No.704, 7TH Floor, Wing No.86, Happy Homes Estate II CHSL, Building No.85/86, Poonam Nagar Complex Joggers Park Road, Near BE FITNESS GYM, Mira Road (East), Thane -401107 has borrowed money from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the 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 (Act) on 21.01.2026 calling upon the borrowers **Mrs. Shilpa Narayan Birwadkar** with address Flat No.704, 7TH Floor, Wing No.86, Happy Homes Estate II CHSL, Building No.85/86, Poonam Nagar Complex Joggers Park Road, Near BE FITNESS GYM, Mira Road (East), Thane -401107 to pay the amount due to the Bank, being **Rs. 7796580.90 (Rupees seventy seven lakhs ninety six thousand five hundred eighty and piase ninty only) as on 21.01.2026** 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 having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken constructive possession of the secured assets more fully described in the schedule hereunder on 02.07.2026 under Section 13 (4) of the Act with the right to sell the same in "**As is where is**", "**As is what is**" and "**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 symbolic possession notice was intimated as **Rs 8102014.00 (Rupees eighty one lakhs two thousand fourteen Only) as on 02.07.2026** 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 possession notice.

The dues of the borrower as on 23.07.2026 3 loans [020903517000221,020903517000031,020903628000001] works out to **Rs. 8152969.00 (Rupees eighty one lakh fifty two thousand nine hundred sixty nine Only)** after reckoning repayments, if any, amounting to nil subsequent to the Bank 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 properties.



SCHEDULE OF PROPERTY(IES)**Description of property**

All that part and parcel of the property consisting of Flat No. 704, 7TH Floor, Wing No.86, Happy Homes Estate II CHSL, Building No.85/86, Poonam Nagar Complex Joggers Park Road, Near BE FITNESS GYM, Mira Road (East), Thane -401107 and measuring built up area 474 Sq. ft.

bounded as under;

East: lobby

West: open to air

North: stair case

South: flat no.403

Date and time of e-auction	30.10.2026 between 11.00 A.M. to 3.00 P.M IST with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs 60,85,000/- (Rupees sixty lakhs eighty five Thousand Only) * Inclusive 1 % TDS as the property value in consideration is more than Rs.50.00 Lakh.
Earnest Money Deposit	Rs.608500/- (Rupees six lakhs eight thousand five Hundred Only) to be paid online through NEFT/ RTGS after generation of challan from https://baanknet.com/eauction-psb/bidder-registratio in bidder's global EMD wallet. NEFT/ RTGS transfer can be done from any scheduled commercial bank. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction.
Bid multiplier	Rs. 1,00,000/- (Rupees Fifty Thousand only)
Inspection of property documents	With prior appointment
Submission of online application for bid with EMD starts from	26.10.2026 onwards
Known encumbrances if any	Nil
Outstanding dues of local self Govt. known to the Bank including society dues (Property tax, water, sewerage, electricity bills)	Not known to the Bank.

*Bank's dues has priority over statutory dues.

TERMS & CONDITIONS:

(1) The property (ie) will be sold by e-Auction through the Bank's approved service provider <https://baanknet.com/eauction-psb/bidder-registratio> under the supervision of the Authorised Officer of the Bank.

(2) The intending Bidders/Purchasers are requested to register on portal <https://baanknet.com/eauction-psb/bidder-registration> using, their mobile number and email-ID further, they are requested to upload requisite KYC documents.

(3) Bids in the prescribed formats shall be submitted "online" Through the portal <https://baanknet.com/eauction-psb/bidder-registration> along with the EMD & scanned copy of KYC documents including Photo, PAN Card, ADHAAR Card & address proof



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to the service provider and the Authorised Officer respective branches on or before the date mentioned above for submission of bid.

(4) The EMD and other deposits shall be remitted through **UPI / NET BANKING / NEFT / RTGS** to the **wallet provided by PSB Alliance (e-bkrraya)** on its e-auction site <https://baanknet.com/eauction-psb/bidder-registration> as specified above and the amount of EMD paid by the interested bidders shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price, **Earnest Money Deposit (EMD) to be transferred/deposited by bidders in his/her/their own wallet provided by PSB Alliance** <https://baanknet.com/eauction-psb/bidder-registration> **in/eauction-psb/bidder-registration by means of UPI / Net Banking / NEFT / RTGS for the bid.**

(5) Bids without EMD shall be rejected summarily.

(6) Online auction sale will start automatically on and at the time as mentioned above. Auction/bidding will initially be for a period of 240 minutes with auto extension time of 10 minutes each till the sale is concluded.

(7) The e-auction/bidding of above properties will be conducted exactly on the scheduled Date & Time as mentioned against each Property by way of Interest bidding among bidders. The bidder shall improve their offer in the multiples of the bid increment amount of **Rs. 1,00,000/-** for the property. In case bid is placed in the last 10 minutes of the closing time of the e-auction the closing time will automatically get extended for 10 minutes.

(8) The property shall be sold to the successful bidder. The successful/highest bidder (purchaser) as declared by the Authorized Officer shall deposit **25%** of the bided amount (inclusive of the EMD) immediately on the same day and not later than the next working day in favour of **"Indian Overseas Bank, Andheri Branch, C-201, 2nd Floor, Waterford Building, (Above Navnit Motors), Juhu Lane, Andheri (W), Mumbai-400058, Branch Code: 0209, IFSC Code: IOBA0000209, Account No. 02090113035001**

(9) The balance of the sale price must 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 amount to the secured creditor and forfeiture of all claims over the property by the prospective bidder/purchaser and the property will be resold,

(10) The Sale Certificate will be issued in the name of the purchaser(s) only, after payment of the entire sale price/bided amount and other taxes /charges, if any,

(11) The purchaser shall bear the charges / fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per law.

(12) The Authorised Officer/ Bank 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.

(13) Known Encumbrances of all the above mentioned Properties is Nil.

(14) The property is being sold as **"As is where is" "As is what is" and "Whatever there is"** without recourse 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/discreet 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.

(17) The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

(18) In compliance with Section 194 I-A of the Income Tax Act, 1961, income tax @ 1% on the Sale Price shall be paid under the PAN Number of the Purchaser. 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. **In case of single bidder, one bid increment above the Reserve Price is to be placed for declaration as successful bidder.**

For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Andheri Branch, C-201, 2nd Floor, Waterford Building, (Above Navnit Motors), Juhu Lane, Andheri (W), Mumbai-400058**, from 11.00 AM to 03.00 PM with prior appointment.

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 assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider - 7981205927 or visit website: <https://baanknet.com/eauction-psb/bidder-registration> psb/bidder-registration and with concerned Branch.

(19) This publication is also 30 days' notice required U/s 9(1) of Security Interest (Enforcement) Rule 2002 to the Borrowers/Guarantors about holding of E-Auction on the above mentioned date.

(20) The above mentioned properties are under the Physical/ constructive possession and is being offered for sale on "as is where is" and "as is what is basis", the conveyancing/transfer of the property and handing over of the physical possession of the secured asset/property to the successful bidder will be made by the Bank after getting the physical possession through due procedure of law and by the order of the competent authority/ court/ tribunal till such date or delay, the Successful Bidder has to wait for the same and till such date Bank will not pay any interest/ claim/ compensation etc, in whatsoever manner on the EMD/ Final BID amount to the prospective Bidders.

(21) If the above E-auction cum Sale is challenged before any competent court/forum/ tribunal, etc then the finalization of the Sale/ Auction will be subject to the final disposal by the aforesaid competent court/forum/ tribunal only and till such final disposal of the case by the competent court / tribunal/ forum, Bank will not pay any interest/ claim/compensation etc. in whatsoever manner on the EMD/ Final Bid amount to the prospective Bidders.

Place: Mumbai

Date: 24.09.2026



Authorized Officer



Indian Overseas Bank
C-201, 2nd Floor, Waterford Building,
(Above Navneet Motors),
Juhu Lane
Andheri (W),
Mumbai-400058

Date: 24.09.2026

To,

Mrs. Shilpa Narayan Birwadkar
Address Flat No.704, 7TH Floor, Wing No.86,
Happy Homes Estate II CHSL, Building No.85/86,
Poonam Nagar Complex Joggers Park Road,
Near BE FITNESS GYM, Mira Road (East),
Thane -401107

Sir/Madam,

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

Please find enclosed a copy of e-auction sale notice dated 24.09.2026 Fixing auction sale on 30.10.2026 with Reserve Price as mentioned therein.

Yours Faithfully,


Authorised Officer





INLAND SPEED POST DOCUMENT

POD/ePOD



EM219957315IN

Delivery Office & Pincode: Mira Road S.O (401107)

Booking Office: Andheri Railway Station S.O (400058)

Counter No. 6, 24-09-2026 09:49:47

GSTNo.27AAAGP0624G1ZL BkgRefID: 2466044624092682345

ChargedWeight(gms):30 Phy.Wt(gms):30 Vol.Wt(gms):NA(L:NA B:NA H:NA)

BaseTariff:29.00

ModeofPayment: SQ (POD/ePOD-Rs.10.00)

Sender	Receiver
INDIAN OVERSEAS BANK Mobile No.8850540065 ANDHERI	SHILPA NARAYAN BIRWADKAR Mobile No.1234567890 MIRA RD
MUMBAI SUBURBAN MAHARASHTRA-400058	THANE MAHARASHTRA-401107

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 6977219957315In case of any complaint, please visit <https://crm.indiapost.gov.in/customer>

Go Green!!! Opt for eReceipts, ePOD

This is system generated document, no manual signature required

24-09-2026 09:49:53