

Date:-26.10.2026
ANNEXURE X

APPENDIX- IV-A" [See proviso to rule 9(1)

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Indian Bank, Nasik City Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.11.2026** The details are mentioned below:-

To,

- 1.Mr. Sagar Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)
Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik -422009
Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
- 2.Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Colony Nasik422009
- 3.Mr Shankar Popat Jadhav@ Gavali S/o Popat Jadhav (Guarantor)
Village Bhayale Taluka Chandwad District Nashik-423117
- 4.Mr. Laxman Babaji Purkar S/o Babaji Purkar (Guarantor)
 - Vill & Post Dhodambe Taluka Chandwad District Nashik-423117

SUB: Your Loan Account Mr. Sagar Subhash Barotkar A/C No 50356685271 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 [G.S.R-156(E)] dated 04/03/2020) Nasik City Branch.

To,

1. Mrs. Kavita Sagar Barotkar W/o Mr Sagar Subhash Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik -422009
 - Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
- 2.Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Colony Nasik422009
- 3.Mr. Balasaheb Khanderao Shinde S/o Khanderao Shinde (Guarantor)
Village Bhayale Taluka Chandwad District Nashik-423117
- 4.Mr. Savleram Balu Shinde S/o Balu Shinde(Guarantor)
 - Vill & Post Bhayale Taluka Chandwad District Nashik-423117



SUB: Your Loan Account Mrs. Kavita Sagar Barotkar A/C No 50356636517 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch

To,

- 1.Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik -422009
 - Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik

2.Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)

- Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Colony Nasik422009

3.Mrs. Monali Ajit Hingmire W/o Ajit Ganpat Hingmire (Guarantor)
Village Dhodambe Taluka Chandwad District Nashik-423117

4.Mr. Ganpat Rangnath Hingmire S/o Rangnath Trambak Hingmire (Guarantor)

- Vill & Post Dhodambe Taluka Chandwad District Nashik-423117

SUB: Your Loan Account Mr. Vishwajeet Subhash Barotkar A/C No 50356636493 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch

To,

- 1.Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik -422009
 - Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
2. Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Colony Nasik422009
3. Mr Dnyaneshwer Vasant Jadhav S/o Vasant Kachru Jadhav (Guarantor)
Village Kanmandale Taluka Chandwad District Nashik-423117
4. Mrs Rupali Hemant Hingmire W/o Hemant Ganpat Hingmire (Guarantor)
 - Vill & Post Dhodambe Taluka Chandwad District Nashik-423117

Sirs,

SUB: Your Loan Account Mr. Gayatri Viswajeet Barotkar A/C No 50356695915 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch

Mr. Sagar Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)A/c no. <u>50356685271</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,16,71,868/- and the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.
Mrs. Kavita Sagar Barotkar W/o Mr Sagar Subhash Barotkar (Borrower)and others. A/c no. <u>50356636517</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,15,87,616/- and the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.



Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower) <u>A/C No 50356636493</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,06,79,101/- and the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.
Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower) <u>A/c no.50356695915</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,06,79,018/- And the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	Property No.1:- Symbolic Possession Mr. Sagar Subhash Barotkar Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40)at village, Dahyane Taluka Chandwd Dist.Nasik in the name of mrs. Sagar Subhash Barotkar and the same is bounded as East:- Adj.Gat no. 37, West-remaining lanf of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.
Encumbrances on property if any	Not Known To Bank
Reserve Price	₹13,23,000/-/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)
EMD Amount	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)
Bid incremental amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider (https://baanknet.com)	20.11.2026 From 10:00 AM to 17:00 PM
Property ID No.	<u>IDIB50356685271</u>

Detailed description of the Property	Property No.2:- Symbolic Possession KAVITA SAGAR BAROTKAR- Symbolic Possession Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40R),at village, Dahyane Taluka Chandwd Dist.Nasik in the name of Kavita Sagar Barotkar and the same is bounded as East:- Adj.Gat no. 37, West- remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.
Encumbrances on property if any	Not Known To Bank
Reserve Price	₹13,23,000/-/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)
EMD Amount	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)
Bid incremental amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider (https://baanknet.com)	20.11.2026 From 10:00 AM to 17:00 PM
Property ID No.	<u>IDIB50356636517</u>



Detailed description of the Property	Property No.3:- Symbolic Possession Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower) Symbolic Possession Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40R),at village, Dahyane Taluka Chandwd Dist.Nasik in the name of Mr.Vishwajeet Subhash Barotkar and the same is bounded as East:- Adj.Gat no. 37, West- remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.
Encumbrances on property if any	Not Known To Bank
Reserve Price	₹13,23,000/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)
EMD Amount	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)
Bid incremental amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider (https://baanknet.com)	20.11.2026 From 10:00 AM to 17:00 PM
Property ID No.	<u>IDIB50356636493</u>
Detailed description of the Property	Property No.4:- Symbolic Possession Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower)- Symbolic Possession Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40R),at village, Dahyane Taluka Chandwd Dist.Nasik in the name of Gauatri Vishwahit Barotkar and the same is bounded as East:- Adj.Gat no. 37, West- remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.
Encumbrances on property if any	<u>Not Known To Bank</u>
Reserve Price	<u>₹13,23,000/-</u> <u>(Rupees Thirteen Lakhs Twenty Three Thousand Only)</u>
EMD Amount	<u>₹1,32,300/-</u> <u>(Rupees One Lakh Thirty Two Thousand Three Hundred Only)</u>
Bid incremental amount	<u>Rs. 10,000/- (Rupees Ten Thousand Only)</u>
Date and time of e-auction at the platform of e-auction Service Provider (https://baanknet.com)	<u>20.11.2026</u> <u>From 10:00 AM to 17:00 PM</u>
Property ID No.	<u>IDIB50356695915</u>

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 **20.11.2026** i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.



TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) **for depositing in bidders e-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.
2. 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 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
A/c no.6161885804	Bhosari Branch
A/c Name:-E-Auction EMD A/c Pune Zone	IFS Code:-IDIB000B174

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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.**, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.ebkcray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website (<https://baanknet.com>)**
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) (<https://baanknet.com>)
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray (<https://baanknet.com>)**.



11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank **Nasik city Branch-Pune Zone**.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Nasik
Date: 26.10.2026


(Authorized Officer)

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Date:- 26.10.2026
Branch: Nasik City

Notice of sale under Rule 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. Sagar Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik -422009
 - Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
2. Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Colony Nasik422009
3. Mr Shankar Popat Jadhav@ Gavali S/o Popat Jadhav (Guarantor)
Village Bhayale Taluka Chandwad District Nashik-423117
4. Mr. Laxman Babaji Purkar S/o Babaji Purkar (Guarantor)
 - Vill & Post Dhodambe Taluka Chandwad District Nashik-423117

SUB: Your Loan Account Mr. Sagar Subhash Barotkar A/C No 50356685271 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch.

To,

1. Mrs. Kavita Sagar Barotkar W/o Mr Sagar Subhash Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik -422009
 - Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
2. Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Colony Nasik422009
3. Mr. Balasaheb Khanderao Shinde S/o Khanderao Shinde (Guarantor)
Village Bhayale Taluka Chandwad District Nashik-423117
4. Mr. Savleram Balu Shinde S/o Balu Shinde(Guarantor)
 - Vill & Post Bhayale Taluka Chandwad District Nashik-423117

SUB: Your Loan Account Mrs. Kavita Sagar Barotkar A/C No 50356636517 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch

To,

1. Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Coloney near Bhujbal Farm, Cidco Coloney Nasik-422009



- Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
- 5. Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Colony near Bhujbal Farm, Cidco Colony Nasik-422009
- 6. Mrs. Monali Ajit Hingmire W/o Ajit Ganpat Hingmire (Guarantor)
 - Village Dhodambe Taluka Chandwad District Nashik-423117
- 7. Mr. Ganpat Rangnath Hingmire S/o Rangnath Trambak Hingmire (Guarantor)
 - Vill & Post Dhodambe Taluka Chandwad District Nashik-423117

SUB: Your Loan Account Mr. Vishwajeet Subhash Barotkar A/C No 50356636493 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch

To,

1. Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower)
 - Plot no 16, Mahalaxmi Palace, Sundarban Colony near Bhujbal Farm, Cidco Colony Nasik -422009
 - Gat no 36(part) Near Sagar Distillery & Dhoda Fort, Village Dahyane, Taluka Chandwad District Nashik
2. Mr Subhash Budhaji Barotkar S/o Budhaji Bhikaji Barotkar (Guarantor & Mortgagor)
 - Plot no 16, Mahalaxmi Palace, Sundarban Colony near Bhujbal Farm, Cidco Colony Nasik-422009
3. Mr Dnyaneshwer Vasant Jadhav S/o Vasant Kachru Jadhav (Guarantor)
 - Village Kanmandale Taluka Chandwad District Nashik-423117
4. Mrs Rupali Hemant Hingmire W/o Hemant Ganpat Hingmire (Guarantor)
 - Vill & Post Dhodambe Taluka Chandwad District Nashik-423117

Sirs,

SUB: Your Loan Account Mr. Gayatri Viswajeet Barotkar A/C No 50356695915 with Indian Bank (erstwhile Allahabad Bank amalgamated with Indian Bank vide Government of India Gazette Notification No.133 {G.S.R-156(E)} dated 04/03/2020) Nasik City Branch

The above mentioned borrowers have availed Loan facility from Indian Bank, Nasik City Branch, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". The above mentioned borrowers have failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 03.10.2025 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), The above mentioned borrowers have liable to the Bank to pay the amount due to the tune mentioned below:-

Mr. Sagar Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)A/c no. <u>50356685271</u>	The outstanding dues payable by you as on 03.10.2025 amounts to Rs. 1,12,74,960/- (Rupees One Crore Twelve lakhs Seventy Four Thousand Nine Hundred Sixty Only) and the said amount carries further interest at the agreed rate from 3.10.2025 till date of repayment.
Mrs. Kavita Sagar Barotkar W/o Mr Sagar Subhash Barotkar (Borrower)and others. A/c no. <u>50356636517</u>	The outstanding dues payable by you as on 03.10.2026 amounts to Rs. 100,39,256/- (Rupees one crore Thirty Nine Thousands Two hundred



	and Fifty Six only) and the said amount carries further interest at the agreed rate from 21.04.2024 till date of repayment.
Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower) <u>A/C No 50356636493</u>	The outstanding dues payable by you as on 03.10.2025 amounts to Rs. 1,03,07,932/- (Rupees One Crore Three Lakhs Seven Thousand Nine hundred Thirty two only) and the said amount carries further interest at the agreed rate from 03.10.2025 till date of repayment.
Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower) <u>A/c no.50356695915</u>	The outstanding dues payable by you as on 03.10.2025 amounts to Rs. 1,11,84,181/- (Rupees One Crore Eleven Lakhs Eighty Four Thousand One Hundred Eighty One only) and the said amount carries further interest at the agreed rate from 03.10.2025 till date of repayment.

As **The above mentioned borrowers have** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **16.01.2026 in all the properties/accounts** 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 fresh sale is required to be given and hence we are issuing this notice.

Mr. Sagar Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower)A/c no. <u>50356685271</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,16,71,868/- and the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.
Mrs. Kavita Sagar Barotkar W/o Mr Sagar Subhash Barotkar (Borrower)and others. A/c no. <u>50356636517</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,15,87,616/- and the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.
Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower) <u>A/C No 50356636493</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,06,79,101/- and the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.
Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower) <u>A/c no.50356695915</u>	The outstanding dues payable by you as on 17.03.2026 amounts to Rs. 1,06,79,018/- And the said amount carries further interest at the agreed rate from 18.03.2026 till date of repayment.

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 20.11.2026 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 **01.11.2026 to 15.11.2026** between **10.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

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 **20.11.2026** i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet 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 therefor.

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
A/c no.6161885804	Bhosari Branch
A/c Name:-E-Auction EMD A/c Pune Zone	IFS Code:-IDIB000B174

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



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
Property No.1:- Symbolic Possession Mr. Sagar Subhash Barotkar Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40)at village, Dahyane Taluka Chandwd Dist.Nasik in the name of mrs. Sagar Subhash Barotkar and the same is bounded as East:- Adj.Gat no. 37, West- remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.	₹13,23,000/-/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)	20.11.2026 Between 10:00 AM to 17:00 PM <u>IDIB50356685271</u>	Not known to the bank
Property No.2:- Symbolic Possession KAVITA SAGAR BAROTKAR- Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40R),at village, Dahyane Taluka Chandwd Dist.Nasik in the name of Kavita Sagar Barotkar and the same is bounded as East:- Adj.Gat no. 37, West- remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.	₹13,23,000/-/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)	20.11.2026 Between 10:00 AM to 17:00 PM <u>IDIB50356636517</u>	Not known to the bank
Property No.3:- Symbolic Possession Mr. Vishwajeet Subhash Barotkar S/o Mr Subhash Budhaji Barotkar (Borrower) Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40R),at village, Dahyane Taluka Chandwd Dist.Nasik in the name of Mr.Vishwajeet Subhash Barotkar and the same is bounded as East:- Adj.Gat no. 37, West- remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.	₹13,23,000/-/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)	20.11.2026 Between 10:00 AM to 17:00 PM <u>IDIB50356636493</u>	Not known to the bank
Property No.4:- Symbolic Possession Mrs Gayatri Vishwajeet Barotkar W/o Vishwhajeet Subhash Barotkar (Borrower)- Registered mortgage of Agri land and poly house structure constructed over it bearing Gat no.36(part) adm.1.02 Acre (40R),at village, Dahyane Taluka Chandwd Dist.Nasik in the name of Gauatri Vishwahit Barotkar and the same is bounded as East:- Adj.Gat no. 37, West-remaining land of Gat no.36,North:-Mouje Paregaon Shiv, South. remaining land of Gat 36.	₹13,23,000/-/- (Rupees Thirteen Lakhs Twenty Three Thousand Only)	₹1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only)	20.11.2026 Between 10:00 AM to 17:00 PM IDIB50356695915	Not known to the bank



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.ebkay@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.ebkay@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>)

Place: Nasik
Date:26.10.2026

 **AUTHORISED OFFICER**