इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

Date:-02.11.2026

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

1. Mrs. Ritu Sanjay Talwar (Borrower) Plot No.279,N-03,CIDCO, Aurangabad	**2.Mr.Sanjay Jagdishchnadra Talwar (Guarantor)** Plot No.279,N-03,CIDCO, Aurangabad
3.Mr.Kunal Sanjay Talwar (Guarantor) Plot No.279,N-03,CIDCO, Aurangabad	4.**Mr.Sadhu Dhondiba Gawali (Guarantor)** New Ambedkar Nagar, Jogeshwari Colony,Waluj,Aurangabad

Sub: Loan account – Ritu Sanjaybhai Talwar (A/c No.50349639801) with Indian Bank, Aurangabad Main Branch

Mrs. Ritu Sanjay Talwar availed Housing facility from Indian Bank, Aurangabad Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mrs. Ritu Sanjay Talwar failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 26/08/2019 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), Guarantor(s) Mrs. Ritu Sanjay Talwar and Sanjay Jagdishchnadra Talwar, Kunal Sanjay Talwar, Sadhu Dhondiba Gawali liable to the Bank to pay the amount due to the tune of **Rs 16,35,809/- (Rupees Sixteen Lakh Thirty Five Thousand Eight Hundred Nine Only)** as on 02/11/2019 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 26/08/2019.

As Mrs. Ritu Sanjay Talwar failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 18/01/2020, physical possession taken on 29.08.2026 after complying with all legal formalities.

The amount due as on **31.08.2026** is **Rs. 25,48,544 /- (Rupees Twenty-Five Lakh Forty-Eight Thousand Five Hundred Forty-Four Only)** with further interest, costs, other charges and expenses thereon from **01.09.2026.**

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 **05.11.2026 to 16.11.2026** 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 terms and conditions of e-auction is available in the website (**https://baanknet.com**).

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 the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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**

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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, E Auction EMD A/c Pune Zone	Bhosari Branch, 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
Physical Possession: - All that piece and parcel of land and construction bearing flat no 10 Second Floor Gat No 103 (part) plot no 87 to 90 at Square Plaza Shadab Nagar Mitmita, Tal & District- Aurangabad M.S. 431001 all within territorial limits of city of Aurangabad and within the jurisdiction of Sub registrar Aurangabad and is bounded as under East- open place, West- Flat No 9, North- Road, South- open Place in the name of Ritu Sanjay Talwar	Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only)	Rs. 95,000 /- (Rupees Ninety Five Thousand Only)	**20.11.2026** From 10:00 am to 05:00 pm IDIB50349639801	Not Known to 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.baanknet@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.baanknet@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: Pune
Date: 02.11.2026

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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 **Physical possession** of which has been taken by the Authorised Officer of Indian Bank, Aurangabad Main branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.11.2026** for recovery as on **31.08.2026** is **Rs. 25,48,544 /- (Rupees Twenty-Five Lakhs Forty-Eight Thousand Five Hundred Forty-Four Only)** with further interest, costs, other charges and expenses thereon from **01.09.2026** Secured Creditor,

1. Mrs.Ritu Sanjay Talwar Plot No.279,N-03,CIDCO,Aurangabad	2.**Mr.Sanjay Jagdishchnadra Talwar** (Guarantor) Plot No.279,N-03,CIDCO,Aurangabad
3.Mr.Kunal Sanjay Talwar (Guarantor) Plot No.279,N-03,CIDCO,Aurangabad	4.**Mr.Sadhu Dhondiba Gawali** (Guarantor) New Ambedkar Nagar, Jogeshwari Colony,Waluj,Aurangabad

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

Detailed description of the Property	**Physical Possession** **Mortgaged assets: -** **Physical Possession: -** All that piece and parcel of land and construction bearing flat no 10 Second Floor Gat No 103 (part) plot no 87 to 90 at Square Plaza Shadab Nagar Mitmita, Tal & District-Aurangabad M.S. 431001 all within territorial limits of city of Aurangabad and within the jurisdiction of Sub registrar Aurangabad and is bounded as under East- open place, West- Flat No 9, North- Road, South- open Place in the name of Ritu Sanjay Talwar
Encumbrances on property if any	Not Known to the Bank
Reserve Price	Rs.-9,50,000/- (Rupees Nine Lakh Fifty Thousand Only)
EMD Amount	Rs.-95,000 /- (Rupees Ninety Five Thousand Only)
Bid incremental amount	Rs.10,000/-
Date and time of e-auction at the platform of e-auction Service Provider **https://baanknet.com**	**20.11.2026** From 11:00 AM to 16:00 PM
Property ID No.	IDIB50349639801

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 the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

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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, E Auction EMD A/c Pune Zone	Bhosari Branch, 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 and Security Interest (Enforcement) Rules, 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.baanknet@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).**

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11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=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 of their being declared as a successful bidder 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 Aurangabad Main Branch.

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 enquiries 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: Pune
Date:02.11.2026

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