NOTICE OF SALE

Branch: Bajaj Nagar

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. **Ms Pallavi Eknathrao Kanarkar (Borrower & Mortgagor)**
   Plot No 33, Hudkeshwar Road, Opposite Hudkeshwar Gate, Om Sai Datta Society, Ganashray Pipla Phata, Hudkeshwar Khurd, Nagpur 440034.
2. **Mr Eknath Domaji Kanarkar (Guarantor)**
   Plot No 33, Hudkeshwar Road, Opposite Hudkeshwar Gate, Om Sai Datta Society, Ganashray Pipla Phata, Hudkeshwar Khurd, Nagpur 440034.

Sub: Loan account – Home Loan (A/c No 7698299505) with Indian Bank Bajaj Nagar Branch

Ms Pallavi Eknathrao Kanarkar (Borrower & Mortgagor) and Mr Eknath Domaji Kanarkar (Guarantor) availed **HL-GEN-CBL >=800-REPO** facility from Indian Bank, **Bajaj Nagar** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Ms Pallavi Eknathrao Kanarkar (Borrower & Mortgagor) and Mr Eknath Domaji Kanarkar (Guarantor)** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **11.05.2026** 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) liable to the Bank to pay the amount due to the tune of **Rs.17,68,504/- (Rupees Seventeen Lakhs Sixty-Eight Thousands Five Hundred Four only)** as on **11.05.2026** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated **11.05.2026.**

As **Ms Pallavi Eknathrao Kanarkar (Borrower & Mortgagor) and Mr Eknath Domaji Kanarkar (Guarantor)** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **01.08.2026** 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 for sale is required to be given and hence we are issuing this notice.

The amount due as on **11.05.2026** is **Rs.17,68,504/- (Rupees Seventeen Lakhs Sixty-Eight Thousands Five Hundred Four only)** with further interest, costs, other charges and expenses thereon from **11.05.2026.**

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 **03.11.2026** to **19.11.2026** 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 before the e-Auction Date or 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 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
50249115553 Authorised Officer	IDIB000C634 Civil Lines Nagpur

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.**
Possession: Physical All that piece and parcel of Residential Apartment no 301, covering Built up area of 33.645 Sq Mtrs & Super Built up area of 69.319 Sqm on the Third Floor of the Building to be Known as Atharva Residency Constructed on all that piece and parcel of Land bearing Plot No 145 & 146 admeasuring about 248.080 Sqm situated at SAI Sevashram Gruha Nirman Sahakari Sanstha Ltd Nagpur bearing Khasra No 38/1, 38/2, & 38/3 of Mouza Hajaripahad PSK 11 bearing City Survey No 60 and Sheet No 27 Mouza Hajaripahad bearing Corporation House No 572/145-146 Ward No 68, Situated at Sai Sevashram Society Tahsil and Dist Nagpur and same has been bounded as follows: On the East : By other Layout On the West : 9.00 Mtrs Wide Layout Road On the North : Other Layout On the South : 9.00 Mtrs Wide Layout Road	Reserve Price: Rs 23,51,000/- EMD: Rs 2,35,100/-	Date: 20.11.2026 Time: 10 AM to 5 PM Property ID: IDIB0PALLAVI

Prior Encumbrance: 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**.

Shri Kamlesh Mutkure (CM)
AUTHORISED OFFICER
Mob No 8308002577

Place: Nagpur
Date: 02.11.2026