Indian Overseas Bank
Pohegaon 0836
HIMGIRI POHEGAON, KOPARGAON
TALUK POHEGAON 423605

Phone No. – 8925950836

Email ID – iob0836@iob.bank.in

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Ref No: BR/ 0836/ /2026-27 **Date– 04.08.2026**

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

To,
The Borrower/Guarantor/Mortgagor

Sl. No.	Borrower & Mortgagor
	MAHESH TRADERS Prop: Kiran Annasaheb Pawar Permanent Address- At Post Madhi Bk Tal Kopargaon District Ahmednagar Pincode- 423601

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 dated 09.12.2025 issued to you regarding taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice in Financial Express and Loksatta on 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 **NIL** after issuance of demand notice dated 14.08.2024 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 **04.08.2026 is Rs. 22,01,354/-** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **21.08.2026 between 11 A.M. and 3.00 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 Financial Express and Loksatta shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets
Registered mortgage of non-Agri property bearing Survey no 191 /2/10 AND 1 91 /2/30, PLOT NO. 9-AND 23 having area 100.6 Sq. mt and 251 .37 sq.m respectively at KOPARGAON TAL KOPARGAON, Ahmednagar district in the name of Guarantor Mr Ajay Baban Yadav

Yours Faithfully

Authorised officer

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

Indian Overseas Bank
*** Ahmednagar 0488**
HIMGIRI POHEGAON, KPPARGAON
TALUK POHEGAON 423605

Phone No. – 8925950836

Email ID – iob0836@iob.bank.in

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Ref No: BR/ 0836/ /2026-27 **Date – 05.08.2026**

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 21.08.2026 **As is where is", "As is what is" and "Whatever there is"** for realization of Bank's dues Rs. **2201354**/- (**Rupees Twenty-two lakh one thousand three hundred and fifty-four Only**) 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	MAHESH TRADERS Prop: Kiran Annasaheb Pawar Address- At Post Madhi Bk Tal Kopargaon District Ahmednagar PIN 423601
Name & Address of the Mortgagors/Guarantors	Mr Ajay Baban Yadav Address -240, Laxminagar, Gondhavani Road Shirasgaon Taluka Shrirampur District Ahmednagar PIN 413709 (Guarantors) Office Address- HARIOM DUDH SANKALAN KENDRA SHIRASGAON,

	TALUKA SHRIRAMPUR DISTRICT AHMEDNAGAR PIN 413709
Name & Address of the Other Guarantors	ANNASAHEB RAKHMAJI PAWAR Address - At Post Madhi Bk Tal Kopargaon District Ahmednagar PIN 423601
Date of NPA	31.03.2023
Date of Demand Notice	14.08.2024
Dues claimed in Demand Notice	Rs.16,57,501.61 as on 14.08.2024 with further interest & costs
Date of Possession Notice (Symbolic & Physical)	09.12.2025
Dues claimed in Possession Notice (Symbolic & Physical)	Rs. 20,11,897.06/- as on 09.12.2025 with further interest & costs

*Outstanding dues of Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.): Not Known

Registered mortgage of non Agri property bearing Survey no 191 /2/10 AND 1 91 /2/30, PLOT NO. 9-AND 23 having area 100.6 Sq. mt and

251 .37 sq.m respectively at KOPARGAON TAL

KOPARGAON, Ahmednagar district in the name of

Guarantor Mr Raman Baban Yadav

East- Plot no 10, Plot no 24 **West**- 9 m wide interanal road

South- Plot no 8, S NO 191/3/1 part **North**- S No 191/1part, 9 m wide internal road

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: 04.08.2026 **Authorised Officer**

Place: Pohegaon **Indian Overseas Bank**

Indian Overseas Bank **Phone No. – 8925950836**
Pohegaon 0836
HIMGIRI POHEGAON, KPPARGAON **Email ID – iob0836@iob.bank.in**
TALUK POHEGAON 423605

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Ref No: BR/ 0836/ /2026-27 **Date – 04.08.2026**

e-AUCTION SALE NOTICE

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

Whereas MAHESH TRADERS Prop: Kiran Annasaheb Pawar 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 **14.08.2024** calling upon the borrower MAHESH TRADERS Prop: Kiran Annasaheb Pawar to pay the amount due to the Bank, being **Rs.16,57,501.61/-** (**Sixteen Lakh Fifty Seven Thousand Five Hundred One and Paise Sixty One Only**) 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 **14.08.2024** 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.20,11,897.06** (**Twenty Lakh Eleven Thousand Eight Hundred Ninety Seven and paise Fifty Seven only**)as on (09.12.2025) 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 04.08.2026 works out to **Rs. 22,01,354/-** (**Rupees Twenty-two lakh one thousand three hundred and fifty-four only**) 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.

SCHEDULE OF PROPERTY(IES)
DESCRIPTION OF THE IMMOVABLE PROPERTY Registered mortgage of non Agri property bearing Survey no 191 /2/10 AND 1 91 /2/30, PLOT NO. 9-AND 23 having area 100.6 Sq.m and 251 .37 sq.m respectively at KOPARGAON TAL KOPARGAON, Ahmednagar district in the name of Guarantor Mr Raman .Baban Yadav **East**- Plot no 10, Plot no 24 **West**- 9 m wide interanal road **South**- Plot no 8, S NO 191/3/1 part **North**- S No 191/1part, 9 m wide internal road

DETAILS OF AUCTION

Date and time of e-auction	**21.08.2026 between 11 .00 a.m. to 3.00 p.m**. with auto extension of Ten minutes each till sale is completed.
Reserve Price	**Rs. 19,49,500/- (Nineteen Lakhs Forty Nine Sixteen Thousand only)**
Earnest Money Deposit	***Rs. 1,94,950/- (One Lakh Ninety-Four Thousand Nine Hundred and Fifty only).***
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of **"SARFAESI SALE PARKING ACCOUNT",** **A/C No. 08360113035001 with Indian Overseas Bank, Ahmednagar Branch Name*, Pune,** **Branch Code: 0836 IFSC Code IOBA0000836**
Bid Multiplier	**Rs. 20,000/- (Twenty Thousand only)**
Inspection of Property	From 14.08.2026 to 19.08.2026 between 11.00 AM to 3.00 PM
Submission of online application for bid with EMD	**14.08.2026 Onwards**
Last date for submission of online application for BID with EMD	**20.08.2026 Before 4.00 PM**
Known Encumbrance, if any	**Not Known**
Outstanding dues Rs ____ of Local Self Government (Property Tax, Water Sewerage, Electricity Bill etc)	Not Known

<u>Terms and conditions of e auction</u>

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 before **20.08.2026 before 04.00 P.M.**

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.

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, Mohite Sunil Vasant (name and full address of the Branch) during office hours, Phone no- **8925950836** 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: Pohegaon — Authorized Officer

DATE: 04.08.2026 — INDIAN OVERSEAS BANK