

	INDIAN OVERSEAS BANK	PHONE	022-35119451
	Asset Recovery Management Branch		
	Maker Tower E, 5 th Floor		
	Cuffe Parade, Mumbai - 400 005	E - Mail: lob1998@lob.bank.in	
	ARMB/1998/ /2026-27	Date	14.08.2026

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable properties mortgaged to Banks 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 properties as described in the **SCHEDULE OF PROPERTIES** pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 with right to sell the same on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**" for realization of Bank's dues 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 properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.com/eauction-psb/bidder-registration>.

Name & address of the Borrower:

M/s Rashmi Realty Builders Pvt Ltd, B-215, Shanti Shopping Center, Opp. Railway Station, Mira Road East, Dist, Thane-401107 (hereinafter referred as 'Borrower')

Name and address of the Guarantor/Mortgagors:

Mr.Ashok P Bosmiya, Shop No.1-2,Building No.A-1,Shanti Vihar,Opp Hardik Palace, Mira road (East),Thane-401107	Mr Yogesh Bosmiya Rashmi Utsav II,Row House No:8A/B, Near St.Paul School, Nityanand Nagar,Mira Road(East),Thane-401107
Mr Deepak Bosmiya Rashmi Utsav II,Row House No:8A/B, Near St.Paul School, Nityanand Nagar,Mira Road(East),Thane-401107	Mr Hemendra P.Bosmiya Rashmi Utsav II,Row House No:8A/B, Near St.Paul School, Nityanand Nagar,Mira Road(East),Thane-401107

S.No.	Name of the Secured Creditor	Date of Demand Notice	Amount Recalled in the Demand Notice (In Rs.)	Total Dues* As on
1.	Indian Overseas Bank	03.10.2017	Rs.3,01,36,500.78/-	03.10.2017

Whereas, the borrowers and guarantors having failed to pay the amount due 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 23.04.2018 under Section 13(4) of the Act.

DETAILS OF AUCTION:

SCHEDULE OF PROPERTY

Description of the properties

Property 1: EM of Flat no 701A & 701 B , 7th floor, Rashmi Pride -2, Near Cinemax & Mayors Bungalow & Nandbhavan Haveli, Mari Gold Road, Beverly Park, Mira Road (East), Dist Thane-401107 in the name of M/s Rashmi Properties (Mr Hemendra Bosmiya Prop. M/s Rashmi Properties) (At site flat No 701)

Boundaries

North: Open Plot
South: Road
East: N.G Galaxy Building
West: N.G Tivoli Building

Property 2: EM of Flat no 702 A & 702 B , 7th floor, Rashmi Pride -2, Near Cinemax & Mayors Bungalow & Nandbhavan Haveli, Mari Gold Road, Beverly Park, Mira Road (East), Dist Thane-401107 in the name of M/s Rashmi Properties (Mr Hemendra Bosmiya Prop. M/s Rashmi Properties) (At site flat No 702 & 704)



Boundaries

North: Open Plot

South: Road

East: N.G Galaxy Building

West: N.G Tivoli Building

Property 3: EM of Flat no 801 A&B and 802 A& B , 8th floor, along with exclusive use of swimming pool on terrace, Rashmi Pride -2, Near Cinemax & Mayors Bunglow & Nandbhavan Haveli, Mari Gold Road, Beverly Park, Mira Road (East), Dist Thane-401107 in the name of M/s Rashmi Properties (Mr Hemendra Bosmiya Prop. M/s Rashmi Properties)

Boundaries

North: Open Plot

South: Road

East: N.G Galaxy Building

West: N.G Tivoli Building

DETAILS OF AUCTION:

Particulars	Property 1	Property 2	Property 3
Date and time of e-auction	21.09.2026, 11.00 AM to 1.00 PM		
Reserve Price	Rs.15845620.00 (excluding TDS)	Rs.15845620.00 (excluding TDS)	Rs 31681930.00 (excluding TDS)
Earnest Money Deposit (EMD)	Rs.1584562.00	Rs.1584562.00	Rs 3168193.00
EMD Remittance	As mentioned in point no. 2&3 of terms & condition		
Bid Multiplier	Rs. 1,00,000/-		
Inspection of property	On prior appointment		
Submission of online application for bid with EMD	15.09.2026 Onwards		
Last date for submission of online application for BID with EMD	Prior to E-auction		
Known Encumbrance if any	Detailed as below**		
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not known		

* TDS to be borne by the successful purchaser

*Bank's dues have priority over the Statutory dues.

For terms and conditions Please visit:

- (1) <https://baanknet.com/eauction-psb/bidder-registration>
- (2) www.ioib.in



Kanaga Prathap Singh
Chief Manager
Authorized Officer
Indian Overseas Bank

Place: Mumbai

Date: 14.08.2026