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# Indian Overseas Bank

Asset Recovery Management Branch : 2nd Floor, 272, Shanivar Peth,  
Opposite Omkareshwar Temple, Pune 411030,  
Tel. No. : 020-25660210, 25660134 Email : iob2584@iob.in



## Public Notice For E-Auction For Sale of Immovable Properties

### Sale of Immovable Properties Mortgaged to the Bank Under The 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/ies 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 'AS IS WHERE IS BASIS' , 'AS IS WHAT IS BASIS' and 'WHATEVER THERE IS', 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 property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://baanknet.com/eauction-psb/bidder-registration>)

Sl. No.	Name of the branch and Name of account / Promoters / Directors / Guarantors	NPA Date / Date of Demand Notice & amount U/s 13(2) / Date of Possession Symbolic (S) / Physical (P)	Description of the Property & Owner of the Property	Reserve Price
				EMD Bid Increase
1.	Branch - ARMB, Pune Borrower: Mrs. Chhaya Dhananjay Madane and Mr. Dhananjay Chandrakant Madane Address : Gadamodi Pingale Wasti, A/p Khamgaon Tal. Daund, Dist. Pune-412214.	NPA Date : 31.12.2022 Demand Notice : 23.03.2023 Rs. 18,07,785.75 Plus further interest Symbolic Possession : 03.10.2023 Rs. 18,95,239.58 plus further interest Physical Possession : 09.07.2025 Rs. 18,07,785.75 Plus further interest	Residential Flat No. B 403 on 4th Floor admeasuring Total Carpet Area 554 Sq.ft i.e. 51.48 Sq.mts in B wing of building no. 2 of project "Vrundavan City" situated on Non agriculture area admeasuring 10800 sq.mts out of gat no. 150 of Village Kedgaon station, Tal Daund, Dist.Pune. <b>Boundaries as under : East:</b> Flat No. 402 of Same Floor, Duct and Passage, <b>North :</b> Open Duct & thereafter Flat No. B 404 & Lift, <b>West:</b> Internal road of ground floor & thereafter A wing of Building No. 1, <b>South:</b> Internal vacant land of ground floor & thereafter commercial building	Rs. 12,65,000/- Rs. 1,26,500/- Rs. 20,000/-
2.	Branch : ARMB, Pune M/s Shree Enterprises Prop: Mr. Atul Abaso Rupnawar Address : Near Z P School, Dapodi, Village- Dapodi, Tal.- Daund, Dist- Pune-412203	NPA Date : 02.05.2022 Demand Notice : 23.05.2022 Rs. 21,10,519.40 Plus further interest Physical Possession : 11.12.2024 Rs. 29,84,294.49 Plus further interest	Office Shop No. 01 Total Built Up Area 173.37 Sq. feet i.e 16.11 sq meter & Office Shop No. 02 Total Built Up Area 137.75 Sq.Feet i.e 12.80 sq.meter on First Floor in the building "Anand Residency" situated on non agriculture area admeasuring 1750 sq. meters i.e 00H 17.5R out of Gat No. 210 (Old Gat No. 257) of Village Boripardihi, Pune - 412203 <b>Boundaries as under : East :</b> Common Stalcase and office no.03, <b>North :</b> Common Passage, <b>West :</b> Common stairs, <b>South:</b> Hotel Annapurna	Rs. 14,90,000/- Rs. 1,49,000/- Rs. 20,000/-
3.	Branch : ARMB, Pune Mrs. Swati Rajeshwar Jadhav and Mr. Rajeshwar Bansilal Jadhav (Borrower/Mortgagor) Address : Flat No. 26, 3rd Floor, Shree Datta Park, Building No-E, Gat No-141/1, Kedgaon, Tal-Daund, Pune-412203	NPA Date : 31.05.2018 Demand Notice : 04.06.2018 Rs. 17,82,033.00 Plus further interest Symbolic Possession : 14.12.2018 Rs. 18,65,329.00 plus further interest Physical Possession : 24.03.2023 Rs. 17,82,033.00 Plus further interest	All that part and parcel of the property consisting of Flat No-26, in the name of Mrs. Swati Rajeshwar Jadhav and Mr. Rajeshwar Bansilal Jadhav, it's Total Area 50.33 Sq. Meter & One Scooter Parking in Building "E" known as "Shree Datta Park" Gat No. 141/1 of Village Kedgaon Station Tal. Daund, Dist Pune, <b>Boundaries as under : East :</b> Duct Passage and Flat No-25, <b>North :</b> Duct and Flat No-27, <b>West :</b> Outer Side of Building and thereafter 9 Meter internal Road, <b>South :</b> Outer Side of Building	Rs. 12,70,000/- Rs. 1,27,000/- Rs. 20,000/-

**Note - Future interest at the contractual rate on the above mentioned amount and incidental expenses, cost, charges, etc. to be added.**

"This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date."

"PSB Alliance (baanknet) having Registered office at Unit 1, 3<sup>rd</sup> Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East. Mumbai -400037 (contact Phone & E mail Id : 8291220220 and 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/eauction-psb/bidder-registration>



Collection Account Number	Account Name and Branch	Name of the Nodal Officer & Contact No. for Inspection of property	Commencement of e-Auction	Submission of online application for Bid with EMD	Last date for submission of online application for BID With EMD	Inspection of the Property
25840113035001 IFSC Code - IOBA0002584	SARFAESI Sale Parking Account Branch - ARM Branch, Pune	Mr. Priya Ranjan Prakash, Mob. No.: 9724705538  Mr. Shekhar Kulkarni Mob.- 9552852682	Date - 29/01/2026 Time - 11.00 AM to 3.00 PM	From 21/01/2026 onwards	28/01/2026 before 4.00 PM	19/01/2026 to 21/01/2026 from 11.00 AM to 3.00PM

Date : 09/01/2026  
Place : Pune

For detailed terms and conditions please visit -  
(<https://baanknet.com/eauction-psb/bidder-registration>, <https://www.iob.in/e-Auctions.aspx>)

Authorised Officer,  
Indian Overseas Bank

Pune