



INDIAN OVERSEAS BANK

REGIONAL OFFICE

MAKER TOWERS- E WING, FIFTH FLOOR, CUFFE PARADE, MUMBAI-400005

Phone No. 22174138/149/150, Email : 0801ard@iob.in

E Auction on 15.07.2025

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.

Whereas, the Authorised Officer of Indian Overseas Bank has taken constructive possession of the following property/ies under section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. (hereinafter referred as "Act") pursuant to the notices issued under Sec 13(2) of the Act under in the following loan accounts for the dues as mentioned in the notices (under section 13(2)) to the respective borrowers with the 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 as detailed hereunder and whereas, consequent upon failure of the borrowers concerned to repay the dues, the undersigned, in exercise of powers conferred under section 13(4) of the Act, hereby propose 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 website.

S. No.	Branch	Name of account	Details of the Property	Book O/s* (In Lakhs)	Reserve price EMD Bid Increase Amount
1	Ghatkopar	M/s Future Corporation	All that part and parcel of the property consisting residential flat no. 4 Ground Floor, B Wing Krishna Darshan Nandavali Road, Dombivli East-421201, area admeasuring 216 Sq.Ft. in the name of Mr. Rajendrakumar R. Tiwari	Rs 52,32,438.13 as on 31.05.2025	<u>15,59,000</u> <u>1,55,900</u> <u>50,000/-</u>
2	Ghatkopar	M/s Future Corporation	All that part and parcel of the property consisting commercial Shop no. 5 Ground Floor, B Wing Krishna Darshan Nandavali Road, Dombivli East-421201, area admeasuring 135 Sq.Ft. in the name of Mr. Rajendrakumar R Tiwari	Rs 52,32,438.13a s on 31.05.2025	<u>11,54,000</u> <u>1,15,400</u> <u>50,000/-</u>
3	Ghatkopar	M/s Future Corporation	All that part and parcel of the property consisting commercial Shop no. 15 Ground Floor, B Wing Krishna Darshan Nandavali Road, Dombivli East-421201, area admeasuring 140 Sq.Ft. in the name of Mr. Rajendrakumar R Tiwari	Rs 52,32,438.13a s on 31.05.2025	<u>11,97,000</u> <u>1,19,700</u> <u>50,000/-</u>
4	Ghatkopar	Mrs Savita N Bandre	All part and parcel of property consisting Flat no. 203, 2nd Floor building no. 6, building name-Compaq, Mahalaxmi Nagar, Sector 4, Village Nere, Taluka Panvel, District-Raigad, Maharashtra-412206, in the name of Mr. Roshan Ramesh Bhandare & Ramesh Jagannath Bhandare	Rs 35,16,897.20 as on 31.05.2025	<u>33,43,000</u> <u>3,34,300</u> <u>50,000/-</u>
5	Breach Candy	M/S Delve Corporation Prop. Raosaheb Shankar Kadam	Shop No. 09, Ground Floor, Shubhlaxmi Shopping Centre, Sector-IX, Vasant Nagari, Survey No. 10 & 11, Near Vasant Nagari Ground and Petpooja Hotel, Nallasopara-Vasai Link Road, Vasai (East), Village-Achole, Taluka-Vasai, District-Palghar, Maharashtra PIN-401208 Standing in the name of Mr. Raosaheb Shankar Kadam bounded by North - Sai Prabhat Complex South - Nallasopara-Vasai Link Road East - By Building West - Nagar Road West - Under Construction Building and Open Passage	Rs 108,68,492.52 as on 10.06.2025	<u>41,04,000</u> <u>410400</u> <u>50000</u>
6	Breach Candy	M/S Delve Corporation Prop. Raosaheb Shankar Kadam	Flat No 103, First Floor, B-Wing, Complex known as Shiv Darshan Nirmala CHS Limited, (Soc. Reg. No (TNA)/VSI/ (HSG)/(TC)20614/2008-09), Land bearing Survey No 67(19)Hissa No 15 & 16, Opp Saraswat Bank & Near Jai Vijay Garden Complex, Nallasopara-Vasai Link Road, Nallasopara (East), Village-Achole, Taluka-Vasai, District-Palghar, Maharashtra PIN-401209 standing in the name of Ms. Lavina S Prasad and Mrs. Celina Prasad bounded by North - Atharv Heights Society South - By Road East - By Residential Building West - Nallasopara-Vasai Link Road	Rs 108,68,492.52 as on 10.06.2025	<u>25,74,000</u> <u>257400</u> <u>50000</u>

7	Breach Candy	M/S Delve Corporation Prop. Raosaheb Shankar Kadam	Flat No 103, First Floor, A-Wing, Complex known as Shiv Darshan Nirmala CHS Limited, (Soc. Reg. No (TNA)/VSI/ (HSG)/(TC)20614/2008-09), Land bearing Survey No 67(19)Hissa No 15 & 16, Opp Saraswat Bank & Near Jai Vijay Garden Complex, Nallasopara-Vasai Link Road, Nallasopara (East), Village-Achole, Taluka-Vasai, District-Paighar, Maharashtra PIN-401209 standing in the name of Mr. Raosaheb Shankar Kadam bounded by North - Atharv Heights Society South - By Road East - By Residential Building West - Nallasopara-Vasai Link Road	Rs 108,68,492.52 as on 10.06.2025	<u>29,92,000</u> <u>299200</u> <u>50000</u>
8	Breach Candy	M/S Right Angle Interior Pvt. Ltd. Directors Mr. Virendra S. Jaiswal and Mr. Raj M. Jaiswal	All that part and parcel of the property consisting of Flat No 2, Ground Floor, Karishma CHS Ltd., (Society Regn. No B O M/(WN)/HSG/(TC)/3767/1988-89), Gandhi Nagar, Kirti Vihar, C.T.S No. 1867 to 1880, Near Sarvodaya Hospital, Off L.B.S. Marg, Ghatkopar (West), Village-Ghatkopar Kiroal, Taluka- Kurla, District-Mumbai Maharashtra-400086 bounded by North - Siddhanchal Residency South - Nyal Karan Society East - By Road West - Open Plot	Rs. 83,86,597.00 as on 10.06.2025	<u>54,72,000</u> <u>5,47,200</u> <u>50,000</u>
9	Fort	M/s Maahi Fabrics (Prop Amit Sevak)	All part and parcel of property consisting Flat No. C-001, Ground Floor, C Wing, Archana Deep CHS Ltd., Anand Nagar, Pt. Dindayal Road, Dombivali(W), Dist. Thane-421202 Property is bounded by : East - Sanskar Deep/Internal Road West - Sanskar Jyoti North - Ganga Niwas South - B Wing	Rs. 55,46,326.16/- as on 16.04.2025	<u>30,68,975</u> <u>3,06,898</u> <u>50,000</u>
10	Ulhasnagar	Mrs Mangal Waghmare, Mr. Siddhant Waghmare, Mr. Jaywant Waghmare	All that part and parcel of the property consisting Residential Flat 103, Karan Galaxy, Belavali, Badlapur West-421503, area admeasuring 360 Sq.Ft. in the name of Mrs Mangal Waghmare, Mr. Siddhant Waghmare, Mr Jaywant Waghmare.	Rs 20,66,435.26 as on 31.05.2025	<u>23,94,000</u> <u>2,39,400</u> <u>50,000</u>
11	Delisle Road	Mr. Anant Arjun Gore & Mr. Tushar Anant Gore	All that part and parcel of the property consisting of Flat No. M-302 Area admeasuring 506.00 sq.ft. of carpet area with 01 car parking space in M wing of the Building "Eviva" in the project known as "Palava Eviva K to T, Urbano A, C & F, Urbano I to T" situated at Kalyan Shil Road, Dombivali East and lying on the land bearing Survey No. 53/2B-144/2 53/5 144/3 144/9A 144/9B 52 144/4 144/5 40/1 39/4 143/1 39/5A 39/5 143/2 40/2 and 47 all part village-Khoni, Tal. Kalyan & Dist. Thane within limits of Sub-Registrar Kalyan.	Rs. 45,23,970/- as on 10.06.2024	<u>39,30,000</u> <u>3,93,000</u> <u>50,000</u>
12	Airoli	Kundan Subhash Chavan	AREA 395 Sq.ft. (CARPET AREA), Flat No. 304, Third Floor, Hi Tech Villa, Plot No. 19, Sector 6, Karanjade, Panvel, Taluka & Dist. Raigarh-410206	Rs. 21,21,923 as on 31.05.2025	<u>32,02,000</u> <u>320200</u> <u>50000</u>
13	Airoli	Suresh Suoam Pawar	Building No. KI-5/09/03, Cidco Colony, Sec-03e, Kalamboli, Navi Mumbai, Maharashtra-410218	Rs. 23,84,826 as on 31.05.2025	<u>25,94,000</u> <u>259400</u> <u>50000</u>
14	Malad (West)	Vandana Ramdas Chakre(since deceased) through legal heirs Kavita Ramdas Chakre, Amol Ramdas Chakre and Aruna Rajendra Koli alias Aruna Ramdas Chakre	Residential Flat at Flat No. 603, A Wing, 6th Floor, Narmada Jangid Complex CHS Ltd., Mira Road East, Thane-401107 Admeasuring 100.00 sq.mtr. owned by Late Smt. Vandana Ramdas Chakre, Smt. Kavita Ramdas Chakre&Smt.Aruna Ramdas Chakre Jointly	Rs. 23,31,809.32 as on 31.05.2025	<u>1,43,11,000</u> <u>1431100</u> <u>50000</u>
15	Malad (West)	Kiran Nagesh Rao	Flat No. 303, 3rd Floor, Wing C, in building known as "Om Shivam Residency" situated at Kamothe Phase-I, Sector No. 17, Navi Mumbai-401209 of Village Kamothe Taluka Panvel Dist. Raigad within the limits of CIDCO/Panvel Municipal Corporation in the name of Mr. Kiran Nagesh Rao. Area measuring carpet area of 448 Sq.ft. with buildup area of 538 Sq.Ft.	Rs. 44,74,307.32 as on 10.05.2025	<u>63,84,000</u> <u>638400</u> <u>50000</u>

*with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any
The publication is also a 30 days' notice to the borrower/mortgagor & Guarantor of the above loans under Rule 9(1) of Security Interest (enforcement) rules 2002, under SARFAESI Act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General for sale of secured assets.

Date & Time of e-auction: 15.07.2025 at 11.00 AM to 03.00 PM with auto extension of 10 minutes

For Details of E-auction Notice Please refer our website www.iob.in and the service provider website's <https://baanknet.com/eauction-psb/bidder-registration>. Earnest Money Deposit (EMD) shall be paid online through NEFT/RTGS mode.

The EMD amount can be deposited up to 15.07.2025 up to 03:00 PM.

Contact person :

Item No.	Branch	Name	Contact no.	Email ID
1-4	Ghatkopar	Mr. Anup Kumar Jaiswal	8925950162	ioB0162@ioB.in
5-8	Breach Candy	Mr. Santosh Kumar Panda	7845650222/ 022-23672618	ioB0222@ioB.in
9	Fort	Mr. Pratik Karmakar	8925950014	ioB0014@ioB.in
10	Ulhasnagar	Mr. Omkar Sarode	8262985272	ioB2719@ioB.in
11	Delisle Road	Mr Nishikant	8925950388	ioB0388@ioB.in
12-13	Airoli	Mr Pramod Pawar	8925953008	ioB3008@ioB.in
14-15	Malad (W)	Mr Kapil Goel	8925950973	ioB0973@ioB.in

Place - Mumbai
Date - 13.06.2025