



INDIAN OVERSEAS BANK

Thane Branch

1st Floor, Arjun Towers, Gokahle Road, Naupada, Thane-West-400602

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E Auction on 20.02.2026

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 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 to 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.

Sl. No.	Name of the Borrower	Details of the Property	Property possession status	Book O/s* in Rupees	Reserve Price in Rupees
1	Mr Pramod Ram & Mrs Runa Devi	Flat No. 304 area admeasuring 46.40 Sq.mtrs., (Carpet area) on the Third Floor in A Wing (Type A11 as per the Approved Plan) of the Building No. 2 known as "Shree Mahalaxmi Apartment" of the complex known as "Shaligram Township" situated & lying on the land bearing Survey No. 138 & 139 Village Padaghe Taluka & District Palghar within the limits of Registration District at Palghar. Boundaries East : Building No. 03 West : B & C - Wing North : Internal Road South : Complex Road	Physical Possession is held with the bank	₹ 23,38,748 as of 13.11.2025	Reserve Price ₹ 12,08,000/- EMD ₹ 1,20,800/- Bid Increase ₹ 10000/-
2	Mr. Mohammad Afsar Akhtar Shaikh	Flat No. 206 admeasuring 54.02 Sq.mtrs. (RERA Carpet area) on the Second Floor in A Wing of the Building No. 1 of the "Renuka Complex" situated at Near Saibaba Mandir, BoisarTarapur Road, Boisar, Palghar-401504 lying on the land bearing Survey No. 24A & 24D Village : Pasthan Taluka and District Palghar within the limits of registration District at Palghar Boundaries East : Boisar-Tarapur Road West : B Wing & Building No. 2 North : Row House South : Brahma Kumarik Apartment	Physical Possession is held with the bank	₹ 38,06,241.88 as of 10.01.2026	Reserve Price ₹ 14,31,000/- EMD ₹ 1,43,100/- Bid Increase ₹ 10000/-
3	Mr. Mohammad Afsar Akhtar Shaikh	Flat No. 207 admeasuring 54.02 Sq.mtrs. (RERA Carpet area) on the Second Floor in A Wing of the Building No. 1 of the "Renuka Complex" situated at Near Saibaba Mandir, BoisarTarapur Road, Boisar, Palghar-401504 lying on the land bearing Survey No. 24A & 24D Village : Pasthan Taluka and District Palghar within the limits of registration District at Palghar Boundaries East : Boisar-Tarapur Road West : B Wing & Building No. 2 North : Row House South : Brahma Kumarik Apartment	Physical Possession is held with the bank	₹ 37,55,921 as of 10.01.2026	Reserve Price ₹ 14,31,000/- EMD ₹ 1,43,100/- Bid Increase ₹ 10000/-
4	Mr. Ashok Kumar Mevalal Yadav & Mrs. Sarita Ashok Yadav	Flat No. 204 area admeasuring 55.67 Sq.mtrs., (Carpet area) on the Second Floor in A Wing (Type A11 as per the Approved Plan) of the Building No. 2 known as "Shree Mahalaxmi Apartment" of the complex known as "Shaligram Township" situated & lying on the land bearing Survey No. 138 & 139 Village Padaghe Taluka & District Palghar within the limits of Registration District at Palghar. Boundaries East : Building No. 03 West : B & C-Wing North : Internal Road South : Complex Road	Physical Possession is held with the bank	₹ 30,52,080 as of 19.01.2026	Reserve Price ₹ 12,08,000/- EMD ₹ 1,20,800/- Bid Increase ₹ 10000/-
5	Mrs. Kavita Devi Saini & Mr Omprakash Saini	Flat No. 403, on the 4th Floor, Wing-C, admeasuring 368 sq.ft., (Carpet area) & 575 sq.ft., (Super Build up Area), Building No. 21, as per Layout Building No. 1, Type B1, in the building known as "Shree Om Sai Apartment" constructed on all that piece and parcel of land bearing Gut No. 108, lying, being and situated Village Betegaon, Taluka & District Palghar in the registration district and Sub Registrar Palghar. Boundaries East : Under Construction Building West : B & A-Wing North : Open Plot South : Internal Road	Physical Possession is held with the bank	₹ 28,86,079.86 as of 14.01.2026	Reserve Price ₹ 8,59,000/- EMD ₹ 85,900/- Bid Increase ₹ 10000/-
6	Mr. Makasud Alam	All part and parcel of property consisting Flat No 404, on the 4th Floor, admeasuring 35.83 sq.meters, Wing-A, Type C6, in the Building No. 04, in the building known as "Shree Balaji Paradise" laying and situated at Village : Betegaon, Taluka & District : Palghar, in the registration District and Sub District of Palghar. Boundaries East : Internal Road & Open Plot West : Under Construction Buil North : Under Construction Buil South : B-Wing & Internal Road	Physical Possession is held with the bank	₹ 21,50,956.36 as of 04.01.2026	Reserve Price ₹ 9,48,000/- EMD ₹ 94,800/- Bid Increase ₹ 10000/-
7	Mr. Qadir Ansari	All part and parcel of property consisting Flat No. 306, on the 3rd	Physical	₹ 28,95,095.86	Reserve Price

7	Mr. Qadir Ansari	All part and parcel of property consisting Flat No. 306, on the 3rd Floor, admeasuring 51.57 sq.meters, Wing-A, Type C6, in the Building No. 04, in the building known as "Shree Balaji Paradise" laying and situated at Village : Betegaon, Taluka & District : Palghar, in the registration District and Sub District of Palghar. Boundaries East : Internal Road & Open Plot West : Under Construction Building North : Under Construction Building South : B-Wing & Internal Road	Physical Possession is held with the bank	₹ 28,95,095.86 as of 17.01.2026	Reserve Price ₹ 16,78,500/- EMD ₹ 1,67,850/- Bid Increase ₹ 10000/-
8	Mrs. Sangeeta Kotes Addagatia & Mr. Kotes Narayan Addagatia	Flat No. 105 area adm 54.02 Sq.mtrs. (Build up/Carpet area) on the First Floor in the Building "D" of the Project known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries East : Open Plot West : Internal Road North : C-Wing South : Chawl	Physical Possession is held with the bank	₹ 35,88,434.20 as of 14.01.2026	Reserve Price ₹ 9,00,000/- EMD ₹ 90,000/- Bid Increase ₹ 10000/-
9	Mrs. Sangeeta Kotes Addagatia & Mr. Kotes Narayan Addagatia	Flat No. 206 area adm 54.02 Sq.mtrs. (Build up/Carpet area) on the Second Floor in the Building "D" of the Project known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries East : Open Plot West : Internal Road North : C-Wing South : Chawl	Physical Possession is held with the bank	₹ 36,05,913.90 as of 14.01.2026	Reserve Price ₹ 10,06,200/- EMD ₹ 1,00,620/- Bid Increase ₹ 10000/-
10	Mr. Abdul Kareem Amaanullha Shaikh	All part and parcel of property Flat No. 406, on the 4th Floor, admeasuring 66.02 sq.meters (Build up area), Wing-C, in the building known as "Kanhaiya Medows" Village-Palghar, Pin code-401404, Taluka and District-Palghar, within the area of Sub Registrar at Palghar. Boundaries : East : Open Plot West : Internal Road North : B Wing South : D-Wing & Internal Road	Physical Possession is held with the bank	₹ 38,57,358.20 as of 31.01.2026	Reserve Price ₹ 11,06,100/- EMD ₹ 1,10,610/- Bid Increase ₹ 10000/-
11	Mr. Ranjeet Khatua	Flat No. 305 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Third Floor in D Wing of the Building Known as "Kanhaiya Medows" Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries : East : Open Plot West : Internal Road North : C Wing South : Chawl	Physical Possession is held with the bank	₹ 32,85,611 as of 29.01.2026	Reserve Price ₹ 10,95,500/- EMD ₹ 1,09,550/- Bid Increase ₹ 10000/-
12	Mr Ranjeet Khatua	Flat No. 306 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Third Floor in D Wing of the Building Known as "Kanhaiya Medows" Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries : East : Open Plot West : Internal Road North : C Wing South : Chawl	Physical Possession is held with the bank	₹ 33,76,140.70 as of 29.01.2026	Reserve Price ₹ 12,24,000/- EMD ₹ 1,22,400/- Bid Increase ₹ 10000/-
13	Mr. Santosh Dhondu Patil	Flat No. 003 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Ground Floor in C Wing of the Building Known as "Kanhaiya Medows" situated & lying on the land bearing Survey No 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries : East : Open Plot West : Internal Road North : Open Plot & B Wing South : D Wing & Residential House	Physical Possession is held with the bank	₹ 30,55,951.00 as of 10.01.2026	Reserve Price ₹ 11,10,000/- EMD ₹ 1,11,000/- Bid Increase ₹ 10000/-
14	Mr. Santosh Dhondu Patil	Flat No. 002 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Ground Floor in C Wing of the Building Known as "Kanhaiya Medows" situated & lying on the land bearing Survey No 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries : East : Open Plot West : Internal Road North : Open Plot & B Wing South : D Wing & Residential House	Physical Possession is held with the bank	₹ 31,13,332.40 as of 10.01.2026	Reserve Price ₹ 10,59,000/- EMD ₹ 1,05,900/- Bid Increase ₹ 10000/-
15	Mr. Shaligram Sudam Patil	All part and parcel of property Flat No 603 admeasuring 975 sq.ft. on the 6th Floor in Wing B-I of Building Type B of the society known as Riddhi Siddhi Complex CHSL" Village Temghar Taluka Bhiwandi District, Thane-Pin code-421302. Boundaries : East : Building No. B-1 West : Internal Road North : Chawl South : Internal Road & building No. A-I	Physical Possession is held with the bank	₹ 74,47,172.20 as of 28.01.2026	Reserve Price ₹ 31,59,000/- EMD ₹ 3,15,900/- Bid Increase ₹ 25000/-