



**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 25.03.2026

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 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.

Sr. No.	Name of account	Details of the Property	Possession	Book O/s*	Reserve price EMD Bid Increase Amount
1.	Mr Balajagannath Nadesh Nadar	All that part and parcel of the property consisting of Flat No 202, 2 nd Floor Wing E, Marigold CHS Ltd, MIDC Road, Vadavali Section, Amernath (E), Dist: Thane, Maharashtra, PIN: 421501 area admeasuring 740 sqft (Built up Area) in the name of Mr. Balajagannath Nadesh Nadar	Physical	Rs. 37.26 Lakhs	Rs. 36.23 Rs. 3.62 Rs. 0.50 (all in Lakhs)
2.	Mr. Kishana Sharma	All that part and parcel of the property consisting of Flat No 1101, A-Wing, 11 th Floor, Tulsi Kamal CHS Limited, Plot No.233, Sector 10, Khargar, Navi Mumbai-410210, area admeasuring 648 Sq. Ft. in the name of Mr. Kishana Sharma.	Physical	Rs. 1,29,45,411.96	Rs. 82,03,637/-* Rs. 8,20,364/- Rs. 50,000/- *Inclusive of 1% TDS
3.	Mr. Kiran Nagesh Rao	All that part and parcel of the property consisting of Residential 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	Physical	Rs. 48,61,208.32	Rs. 45,69,600/- Rs. 4,56,960/- Rs. 50,000/-
4.	Mr. Anand Bilapate Dnyanoba	Flat No 1109, Platinum Tower 7, D N Nagar, Tirupati CHSL, Off J P Road, D N Nagar, Andheri (W)-400053 admeasuring carpet area 366 sq ft. land bearing CTS No 195(part) survey no 106-A Bounded On the North by: Residential Building On the South by: Sitla Devi Temple Road On the East by: Road On the West by: Residential Building	Physical	Rs. 1,24,95,020.43	Rs. 1,02,86,364/-* Rs. 1028636/- Rs. 1,00,000/- *Inclusive of 1% TDS
5.	Delve Corporation	All that part and parcel of the property consisting of 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 - 401 208 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	Symbolic	Rs. 1,13,55,608.52	Rs. 34,56,000/- Rs. 3,45,600/- Rs. 25,000/-
		All that part and parcel of the property consisting of 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 - 401 209 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. 17,33,600/- Rs. 1,73,360/- Rs. 25,000/-
		All that part and parcel of the property consisting of 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 - Palghar, Maharashtra PIN - 401 209 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. 20,16,000/- Rs. 2,01,600/- Rs. 25,000/-
6.	M/S FUTURE CORPORATION	(A) Residential flat no 4 Ground Floor, B Wing Krishna Darshan Nandavali	Physical	Rs 57,18,904.20/-	Rs. 14,13,720/-

		West - Ivaliasopara-Vasari Link Road			
6.	M/S FUTURE CORPORATION	(A) Residential flat no 4 Ground Floor, B Wing Krishna Darshan Nandavali Road, Dombivli East 421201, area admeasuring 216 Sq Ft Bounded	Physical	Rs 57,18,904.20/-	Rs. 14,13,720/- Rs. 1,41,372.00 Rs. 10,000
		(B) Commercial Shop no 5 Ground Floor, B Wing Krishna Darshan Nandavali Road, Dombivli East 421201, area admeasuring 135 Sq Ft			Rs. 10,44,225/- Rs. 1,04,422.50/- Rs. 10,000
		(C) Commercial Shop no 15 Ground Floor, B Wing Krishna Darshan Nandavali Road, Dombivli East 421201, area admeasuring 140 Sq Ft			Rs. 10,82,900/- Rs. 1,08,290 Rs. 10,000
7.	Mrs. POONAM DEVIPRAKASH TIWARI	All that part and parcel of property consisting of Flat No 101, 1st Floor, Building No B2, Blossom Complex, Survey No 5/5B and 5/9 Near Nirmal Nagari, Off Shil-Diva Road, Khardi, Village-Dawale, Diva East, Taluka and District -Thane PINCODE -400 612 standing in the name of Mrs. Poonam D Tiwari bounded by North - Road South - Road East - Celosia Building West - Aurum Building	Physical	Rs. 22,88,990.00	Rs. 21,34,350/- Rs. 2,13,435/- Rs. 25,000/-
8.	M/s Tisia Entrepreneur Pvt Ltd	All the piece and parcel of site i-e Flat No. 901 & 902, adm 1193.00 sq Ft (carpet area), on the 9th Floor, in B Wing of the Building No. 9 of " Whispering Palms Exclusive CHSL", situated at Sector 1, Akurli Road, Lokhandwala Complex, Kandivali East, Mumbai 400101 and lying on the land bearing Sub Plot B, CTS No 171/1A/10, Village: Akurli, Taluka Borivali, Dist Mumbai Sub, within the limits of Municipal Corporation of Greater Mumbai along with 1 no of car parking space, owned by Mr. Parvez Dalal and Mrs. Kavita Dalal. Bounded On the North by: Whispering Palms Building no. 4 On the South by: Road On the East by: Akurli Road On the West by: Whispering Palms Building no. 1	Symbolic	Rs.6,64,46,321.00	Rs. 1,97,08,839/-* Rs. 19,70,884/- Rs. 1,00,000/- *Inclusive of 1% TDS

* 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 15 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: 25.03.2026 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 25.03.2026 up to 03:00 PM

Contact Person:

Sr.No.	Branch	Name	Contact no.	Email ID
1.	Juhu Branch	Mrs. Nibedita Sethy	9920623308	lob0199@iob.in
		Mrs. Ankhee Dutta	9082899530	
		Mr. Hanif Khan (DRA representative)	9152586852	
2.	Malad West Branch	Mr. Kapil Goel (Branch Head)	8393006644	lob0973@iob.in
		Mr. Ramesh Giri (DRA representative for Sr. No.2)	9324036531	
		Mr. Sachin Jalgaonkar (DRA representative for Sr. No.3)	9702282676	
3.	Andheri Branch	Mr. Gagan Trivedi	8925950209	lob0209@iob.in
		Mr. M Venkataramudu	7981205927	
		Mr. Sachin Jalgaonkar (DRA representative)	9702282676	
4.	Breach Candy Branch	Mr. Nayan Kharatmal	8925950222	lob0222@iob.in
		Mr. Hanif Khan (DRA representative)	9152586852	
5.	Ghatkopar Branch	Mr. Anup Kumar Jayswal	8925950162	lob0162@iob.in
		Mr. Yash (DRA representative)	8169567150	
6.	Breach Candy Branch	Mr. Nayan Kharatmal	8925950222	lob0222@iob.in
		Mr. Ramesh Giri (DRA representative)	9324036531	
7.	Mahim Branch	Mr. Ilavarasan R	9840357822	lob0051@iob.in

Place - Mumbai

Date - 09.03.2026