



**Indian Overseas Bank  
Matunga Branch**

590, Kapal Niwas, Dr B.R. Ambedkar Road  
Matunga (East), Mumbai - 400019  
Phone: 022 - 2412 6303, 022 - 24152892 email: lob0056@lob.in

**e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrowers viz. 1. Mr. Sachin V Ingale 2. Mrs. Pranita S Ingale that the below described immovable properties mortgaged to the Secured Creditor, the constructive possession of which have been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 06.04.2024 for recovery of Rs. 18,36,175.28 /-(Rupees Eighteen Lakh Thirty Six Thousand One Hundred Seventy Five and Twenty Eight Paise Only) as on 06.04.2024 due to the Indian Overseas Bank, Secured Creditor from the borrower(s)/guarantor(s) 1.Mr. Sachin V Ingale having address at S/o Sh Vishnu Ingale, Room No. 301, Krushna Bhawan, Ratanbai Compound, Shivaji Nagar, Wagle Estate, Near St. Lawrence High School, Thane West, Maharashtra - 400604 2. Mrs. Pranita S Ingale having address at W/o Sachin Ingale, Room No. 10, Second Floor, Krushna Bhawan, Ratanbai Compound, Shivaji Nagar, Wagle Estate, Near St. Lawrence High School, Thane West, Maharashtra-400604

The reserve price and the earnest money deposit will be given below:

Property	Reserve Price in Rs.	EMD in Rs.10% of reserve price in Rs.
All that part and parcel of the property consisting of Flat No. 002, admeasuring 33.04 sq.mtr & additional Balcony area 3.07 sq.mtr of carpet area on ground floor in Wing "H" in building complex known as "Whistling Woods Park Complex" situated at Shelu (W) village-Bandhivali, Talathi Saja Damat Taluka Karjat, Dist.- Raigad standing in the name of Mr. Sachin V Ingale 2. Mrs. Pranita S Ingale <u>Boundaries: (As per valuation)</u> North: Internal Road South: Road East : G Wing West: I Wing	Rs 18,12,500/-	Rs.1,81,250/-

\* Bank's dues have priority over the statutory dues.

\*The above Reserve prices are exclusive of applicable TDS. The bidder/purchaser shall bear the 1.00 % income tax/TDS on the Reserve price plus bid multiplier amount (Not Applicable).



Statutory liabilities, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

## DESCRIPTION OF MORTGAGED IMMOVABLE PROPERTIES

### Schedule - A

(Property Owned by 1. Mr. Sachin V Ingale 2. Mrs. Pranifa S Ingale)

All that part and parcel of the property consisting of Flat No. 002, admeasuring 33.04 sq.mtr & additional Balcony area 3.07 sq.mtr of carpet area on ground floor in Wing "H" in building complex known as "Whistling Woods Park Complex" situated at Shelu (W) village-Bandhivati, Talathi Saja Damat Taluka Karjat, Dist.- Raigad standing in the name of Mr. Sachin V Ingale and Mrs. Pranifa S Ingale

Boundaries: (As per valuation)

North: Internal Road

South: Road

East : G Wing

West: I Wing

Date and time of e-auction: 15.05.2024 between 11.00 A.M. to 3.00 P.M. with auto extension of 10 minutes each till sale is completed at the platform of <https://www.mscecommerce.com/auctionhome/ibapi>.

For detailed terms and conditions of the sale, please refer to the service providers link <https://ibapi.in> or bank's website [www.iob.in](http://www.iob.in)

Place: Mumbai  
Date: 08.04.2024



*Ganesh Yezar*  
Authorised Officer

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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.

### Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://www.mstcecommerce.com/auctionhome/ibapi> under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.mstcecommerce.com/auctionhome/ibapi> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account by 14/05/2024 before 04:00 P.M. Infending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from <https://www.mstcecommerce.com/auctionhome/ibapi> which will provide account details) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-bikray – IBAPI portal (<https://www.ibapi.in>).
5. The submission of online application for bid with EMD shall start from 02/05/2024.
6. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 240 Minutes with auto extension time of 10 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.50,000/- to the last higher bid of the bidders 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed. In case of single bidder, one bid increment above the Reserve Price is to be placed for declaration as successful bidder.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working



day in favour of "Indian Overseas Bank, Matunga Branch" to the credit of A/C No. 00560113035001, Name: SARFAESI SALE PARKING ACCOUNT, IFSC Code :IOBA0000056.

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction..

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. \*In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

\*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Matunga Branch, 590 Kopol Niwas, Dr. Ambedkar Road, Matunga East, Maharashtra 400019 during office hours till 08/05/2024 from 10.00 AM to 04.00 PM.

Internal



20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authroised representative of e-auction service provider (<https://www.mstcecommerce.com/auctionhome/ibapi>), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>.

Place: Mumbai  
Date: 08.04.2024



*Ganesh Chandra*  
Authorized Officer

