

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]

E Auction Sale Notice for Sale of secured assets (Immovable) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, Act 2002 Read with proviso to Rule 8 (6) and Rule 6 (2) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below mentioned immovable and movable properties mortgaged/ charged/ hypothecated to the secured creditor, the **symbolic/ physical possession** of which has been taken by the Authorized Officer of Indian Overseas Bank, the Secured Creditor will be sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" on **18/04/2026(Saturday) between 12:00 P.M. to 05:00 P.M. & 06/05/2026 (Wednesday) between 12:00 P.M. to 05:00 P.M.** through Auction portal [www.iob.in](http://www.iob.in) & <https://BAANKNET.com> for recovery of Bank dues from the borrowers/ guarantors. The reserve price and EMD are given below. Bids will increase in multiple of Rs. 10,000/- for all the properties.

Date and time of E-Auction : 18/04/2026(Saturday) between 12:00 P.M. to 05:00 P.M.	Submission of Online Application for bid with EMD : 26.03.2026 onwards	Last date of submission of online application for BID with EMD : 18.04.2026 till 5:00 pm
---	--	---

Sl. No.	Name of Borrower/ Mortgagors	Reserve Price/EMD (Rs in Lakhs)
Branch: Pusad Branch (Br. Code: 2965)		
1.	Ms. Om Agro Industries Mr. Sanjay Bhaurao Deshmukh (Proprietor), Mr. Rupesh Sanjay Deshmukh (Guarantor), Mr. Arun Bhaurao Deshmukh (Guarantor), Mr. Rajendra Bhaurao Deshmukh (Guarantor),	Rs.39.17 Lakh +GST on Bid amount @18% With applicable TDS Rs.4.0 Lakh

**Property Details:**

Sr. No.	Description	Make / Model / Supplied by	Condition New / Used	Quantity (Nos./Unit)
01.	Hot Box, Automatic Raw Cotton Feeding System from Hot Box to each Gin Machine, Lint Belt below Gin for 20 M/cs., Lint collection Tray from Machine to Lint Belt, Super Cleaner, Cotton Seed Screw Conveying System c/w Bucket Elevator & Overhead Conveyor	Global Engineers, Nagpur.	NEW	1 Unit
02.	Auto Feeder suitable for Jumbo-58 Gin Machine with grid Boxes- 2 nos. Motor Rail, Motor Pulley, Motor Guarding for DR gin Electric Motor, V Belt B-44, V Belt A-91	Jadhao Gears Pvt. Ltd. Amaravati	NEW	2 Nos.
03.	Jadhao Deluxe DR Gin Machine Model Jumbo-58 (Seed Channel Type)	Jadhao Gears Pvt. Ltd. Amaravati	NEW	24 Nos.
04.	Equipment for Automation Belt Conveyor, Elevator, Hot Box	Global Engineering, Nagpur	NEW	1 Unit
05.	Revolving Hydraulic Baling Press C/w Powerpack	Global Engineering, Nagpur	NEW	1 No.
06.	Electrical Installations (Transformer, DP Structure, Metering Cubicle, Cables & Control Panels, Elec. Motors etc.)	Shrifal Electrical Agencies, Yavatma	NEW	1 Unit
07.	Electronic Weigh Bridge (Pitless) Cap.- 60MT, Platform Size- 7.5 x 3.0 M M/c. No.- JET-5531	Jyoti Weighing System Pvt. Ltd. Dewas	NEW	1 No

Date and time of E-Auction : 06/05/2026 (Wednesday) between 12:00 P.M. to 05:00 P.M.	Submission of Online Application for bid with EMD : 26/03/2026 onwards	Last date of submission of online application for BID with EMD : 06/05/2026 till 5:00 pm
--	--	--

Branch: Hingna Road Branch (2425)		
2.	Mr. Shri Chankey Pramod Shendre And Mr. Pramod Ramkishan Shendre	Rs.32.38Lakh Rs.3.24 Lakhs

**Property Details:** Flat no.401,SAI LAXMI-II Apartment ,Plot no.148,House no.6189/148/A,Kh.no.77/1,P.H.no.39,Sheet no.249,C.S.3454,ward no.20,Mouza Sakkardara,Jambudeep nagar sudhar samiti layout,near sai mandir,Ambika nagar,Ayodhya nagar,Nagpur-440024(Maharashtra)

All that Undivided 23.776% proportionate share in all that piece and parcel of land bearing Plot no. 148, which totally admeasuring 178.050 Sq.mt. (or.1915 Sq.Ft) and admeasuring 145.604 Sq.Mtrs. as per corrected Regularization letter of N.I.T. bearing Mouza sakkardara, P.H.no.39, bearing Khasara no.77/81 in the layout of Jambudeep nagar sudhar samiti Nagpur,bearing city survey no.3454, sheet no.249,situated at dwarka mai mandir,Ayodhya nagar,Nagpur within the limit of Nagpur Improvement trust and Nagpur municipal corporation in tehsil and District Nagpur. To the East - 30 Ft. Road, To the West - Plot no.145, To the North - Road, To the South - Plot no.147-A

\*\* payable together with further interest as applicable, expenses, costs, etc.

Submission of Online Application for bid with EMD : 26.03.2026 onwards

Last date of submission of online application for BID with EMD : 18.04.2026 till 5:00 pm & 06.05.2026 till 5:00 pm

The sale will be done by the undersigned through E Auction platform provided at the web portal mentioned above. For any other information and queries, kindly contact Regional Office on 0712-2533302/03/04.

The Authorized Officer shall not be responsible for any error misstatement or omission in the above particulars. The Bidders are therefore requested in their own interest to satisfy themselves with regard to the above and all relevant details/ material pertaining to secured assets. This may be treated as notice under Rule 8(6)/ Rule 9(1) and Rule 6(2) of security interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of a auction on the above mentioned date.

For detailed terms and conditions of sale, please refer to the aforesaid service provider's link of [www.iob.in](http://www.iob.in) (or) <https://BAANKNET.com> Any corrigendum will be put in the aforesaid websites only.

Place: Nagpur  
Date: 26/03/2026

Authorised Officer  
Indian Overseas Bank