

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION See Proviso to Rule 8(6) or 9(1)

Sale of Immovable property mortgaged as security

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)/9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on 22nd July 2025.

Inspection date: 11th July 2025 (From 11:00 AM to 04:00 PM) With Prior Appointment.

Last date of Submission of Bid: 21st July 2025 (Till 4:00 PM). Date of E-Auction: 22nd July 2025 (From 11:30 AM to 12:00 PM).

Brief description of properties and other details are mentioned hereunder.

Sr. No.	Customer name	Brief Description of Properties	Possession Type	Reserve Price	EMD	Outstanding Balance	Dealing Officer Name & Contact
1	Kiran Rajesh Varma / Rajesh R. Varma	Flat Number. 17, Ground Floor, Wing C, Sai Shakti Co-op Hsg Soc, Bldg no B, Shirdi Nagar, Navghar Pathak Road, Bhayander East, Thane-401105 BUA 480 Sq. Ft (As per ATS/Index II)	Physical	Rs.36.00 Lakh	Rs.3.60 Lakh	Rs. 32.64 Lakh as on 10.03.2025	Smt. Dhara Acharya, Contact: 7698877577
2	Vaibhavi Kishor Shete & Kishor Murlidhar Shete	Fiat Number. 601, 6th floor, Wing C, Bldg no 2, Phase 2, Mohan Tulsil Vihar CHSL, Plot no 1 to 5, Hendrepada Village Road, S no 64, Hissa no 11 of Kulgaon, Badlapur West, Badlapur Thane - 421503. CA 951 Sq. Ft + 20 Sq ft. Open Terrace (As per ATS/Index II)	Physical	Rs. 60.79 Lakh	Rs.6.08 Lakh	Rs.38.77 Lakh as on 10.03.2025	Smt. Dhara Acharya, Contact: 7698877577
3	Sahanur Abdul Shaikh	Flat Number. 701, 7th Floor, Wing C, 'Seagull Co-op Housing Soc' Dange Complex, Samel pada, Nallasopara (West), Palghar-401203, Maharashtra Carpet Area 472 Sq. Ft + 45 Sq Ft (As per ATS),	Physical	Rs.37.77 Lakh	Rs.3.80 Lakh	Rs.46.19 Lakh as on 10.05.2025	Smt. Dhara Acharya, Contact: 7698877577
4	Ramdin Jaiswal/ Mamta Ramdin Jaiswal	Flat Number 1106, Rai's Valley, 11th Floor, B Wing, Vithalwadi, Village Katemanivali, Kalyan East-421306, Area as per Index-II: Carpet Area: 564sqft	Physical	Rs.49.00 Lakh	Rs.4.90 Lakh	Rs.48.94 Lakh as on 19.12.2024	Shri Akash Saxena, Contact: 7800552000
5	M/S Kushal Sale Corporation/Jitendra Kumar	Shop Number 15, 1st Floor, C wing, Link Road, Harmony Mall, Goregaon-West, Mumbai, Maharashtra-400063. Area as per Index-II: 149Sqft	Physical	Rs.35.00 Lakh	Rs.3.50 Lakh	Rs.86.40 Lakh as on 03.10.2024	Shri Akash Saxena, Contact: 7800552000
6	Prabhat Kumar R Tiger	Flat No. 001 & 002, Ground Floor, Saburi B Wing, Building number 7, Amrut Residency, Saravali, Boisar (W), Area as per Index-II: 777 sqft	Physical	Rs.34.64 Lakh	Rs.3.5 Lakh	Rs.54 Lakh as on 28.11.2024	Shri Akash Saxena, Contact: 7800552000
7	Omank International	Office no 302, 3rd floor, A wing, Raikar Chambers Premises Coop Hsg Soc Ltd, Plot Survey no 17, Hissa No 1, S No. 18, Village Deonar, Govandi Station Road, Mumbai Area (sq.ft.) 330 Sq. Ft.	Physical	Rs.66.00 Lakh	Rs.7.00 Lakh	Rs.1302.0 Lakh as on 09.06.2025	Shri Neeraj Singh, Contact: 9953581483
8	Sumit Pradip Mohite & Bhagyashri Sumit Mohite	Orchid Hill Front, Row house no.01, Grd + 1st, fir, Plot no.11A, Cluster no.11, Virar East, Palghar, Maharashtra - 401303. Area As per Index II - 64.12 Sq. Mtr.	Physical	50.00 Lakh	5.00 Lakh	66.53 Lakh as on 10.06.2025	Shri Sanjeev Gupta, Contact: 9430022540
9	Amit Vinayak Sahani & Supriya Amit Sahani	Flat No. 304, 3rd Floor, Tulsil Leela, Near Karjat Dam, Bhivpuri Road, Bhivpuri, Raigad, Maharashtra - 410202 Area As per Index II - 31.45 Sq. Mtr carpet	Physical	17.67 Lakh	1.80 Lakh	26.21 Lakh as on 10.05.2025	Shri Sanjeev Gupta, Contact: 9430022540
10	Sunil Jagannath Biramane, Minakshi Sunil Biramane and Asha Sunil Gole	Shivam Building Shop No. 16, Gr. Floor, Anurag CHS Ltd, Sal Section, Ambemath, Maharashtra - 421501 Area as per Index II - 786 Sq.ft. Built up	Physical	58.95 Lakh	5.90 Lakh	56.85 Lakh as on 10.05.2025	Shri Sanjeev Gupta, Contact: 9430022540
11	Joseph Jerom Rozario And Kavita Cicilia S Gomes	Flat No 201, 2nd Floor Ral Heritage, C Wing, Kalyan East, Maharashtra - 421306. As per index II - 440 sq. ft Carpet	Physical	29.63 Lakh	3.00 Lakh	45.60 Lakh as on 10.02.2025	Shri Sanjeev Gupta, Contact: 9430022540
12	Ram Ramchandra Bhatle	Flat Number. 1001, 10th Floor, Umiya Nakshatra CHSL, Badlapur (E), Pin Code: 421503, Carpet Area 819 Sq. Ft	Physical	61.93 Lakh	6.89 Lakh	69.16 Lakh as on 09.06.2025	Shri Akash Saxena, Contact: 7800552000
13	Nirmal sureshbhai kothari/Leelaben sureshbhai kothari	Flat No. 2102, 21st Floor, A-1 Wing, Asteria Building, Runwal My City- Phase-1- Part II, S. No. 36, 77 of Village Betawade, Off Diva Manpada Road, Dombivli (East), Taluka Kalyan, District Thane - 400 612. Carpet Area: 474 sqft	Physical	57.15 Lakh	5.72 Lakh	61.70 Lakh as on 28.05.2025	Shri Akash Saxena, Contact: 7800552000
14	Vickaash Agarwal & Jyoti Agarwal	Row House Villa No.11, Elite Villas, The Village, Kalavakkam, Chengalpattu, Chennai, Tamilnadu - 603110. Carpet Area - 1839.04 Sft	Physical	Rs. 143.91 Lakh	Rs.15.00 Lakh	Rs. 278.48 Lakh as on 09.06.2025	Shri Neeraj Singh, Contact: 9953581483
15	Vickaash Agarwal & Jyoti Agarwal	Row House Villa No.12, Elite Villas, The Village, Kalavakkam, Chengalpattu, Chennai, Tamilnadu - 603110. Carpet Area - 1839.04 Sft	Physical	Rs. 143.91 Lakh	Rs.15.00 Lakh	Rs. 278.48 Lakh as on 09.06.2025	Shri Neeraj Singh, Contact: 9953581483

4. Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.10000/-
- The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website : www.baanknet.com and shall take place on 22.07.2025 at 11:30 am to 12:00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email : support.baanknet@psballiance.com Phone no 8291220220 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Goregaon West Branch, Payable at Mumbai or to be remitted to Account No. 69134915010026, IFSC Code : IBKL0000691, Branch Name : IDBI Bank Limited, Goregaon west, Maharashtra, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.

3.	Loan Account No. 1) KISHOR V (Borrower/NI) 2) SUSHMA (Borrower/NI)	FLAT NO 401 SURVEY NO. 141/2/2 TOWARDS S TOWARDS S
4.	Loan Account No. 1) KRISHNA (Borrower/NI) 2) MRS. RAJ (Borrower/NI)	FLAT NO. 168, NE
5.	Loan Account No. 1) YASMEEN (Borrower/NI) 2) SHAHIN TAL (Borrower/NI)	FLAT NO. A. SQFT

Date: 18.06.2025
Place: Raigad,

AIC

The Authorised Security Inter...
Security Inter...
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Having failed...
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the property.

Sr. No.	Name of Borrower/Account
1.	Santosh Shikhar Anna Shikhar LBMUM
2.	Tejasvi V & Vinod Nadkar- LBMUM
3.	Priti Prema Benwal & Rambhadr Benwal LBMUM
4.	Gulzar G Kazi & M Gulzar Kazi TBVRR01 TBVRR01
5.	Kalpna Satish Ramraje LBNAS01 LBNAS01
6.	Sunilkumar Ram & T Ram- LBNAS01
7.	Sarfaraz Shaikh & Shaikh- TBVRR01
8.	Kumud J & Joy Lav Saladan TBMUM
9.	Ravi Raj & Sunitha Aeligeti- TBKLY00
10.	Sunitha R & Ravi R Aeligeti- LBKLY00
11.	Umesh R Tripathi & Umesh T LBMUM
12.	Rajesh R Sharma & Rajesh S LBTNE00 LBTNE00
13.	Gayatri R

	sureshnan kothari/Leelabe n sureshbhai kothari	Runwal My City- Phase-1- Part II, S. No. 36, 77 of Village Betawade, Off Diva Manpada Road, Dombivli (East), Taluka Kalyan, District Thane - 400 612. Carpet Area: 474 sqft		Lakh	Lakh	as on 28.05.2025	Saxena, Contact: 7800552000
14	Vickaash Agarwal & Jyoti Agarwal	Row House Villa No.11, Elite Villas, The Village, Kalavakkam, Chengalpattu, Chennai, Tamilnadu - 603110. Carpet Area - 1839.04 Sft	Physical	Rs. 143.91 Lakh	Rs.15.00 Lakh	Rs. 278.48 Lakh as on 09.06.2025	Shri Neeraj Singh, Contact: 9953581483
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- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is **Rs.10000/-**.
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- Bidders are advised to go through the website: www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Goregaon West Branch, Payable at Mumbai or to be remitted to **Account No. 69134915010026, IFSC Code : IBKL0000691**, Branch Name : IDBI Bank Limited, Goregaon west, Maharashtra, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, on M. No.: 7800552000/9430022540/9953581483/7698877577, Email : sanjay_valechha@idbi.co.in and can also be downloaded from www.idbibank.in
- Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000/9430022540/9953581483/7698877577, Email : sanjay_valechha@idbi.co.in at the above address in person during June 18, 2025 to July, 21, 2025 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
- Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place: Mumbai
Date: 17-06-2025

Sd/-
Authorized Officer, IDBI Bank Ltd