

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6))

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 Borrower(s) and Guarantor(s)/ Mortgagee that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" & "WITHOUT RECOURSE" basis on 22-07-2025 for recovery due to IDBI Bank Ltd., Secured Creditor from Borrower(s)/ Guarantor(s). The reserve price and earnest money deposit will be as under:

Sr No	Borrower / Mortgagor & Loan account no	Brief Description of Property	Physical Possession date	Reserve Price (Price in Rs)	EMD (Price in Rs)	Loan Outstanding
1	M/s Ashok Garage (Borrower), Mr Deolekar Nankumar Ashok (Guarantor), Mrs Neeta Namdeo Narkar (Guarantor) & Mrs Ruchita Nandkumar Deolekar (Guarantor) Loan A/c. No - 68035010000019	Bungalow Plot No. 96 & 97, . Gat No 35, 36, 41, 42/3 & 44/5, Mango Village, Village Alonda Sajan, Vikramgad-Wada Road, Tal:Vikramgad, Dist: Palghar, Maharashtra - 421303 Area-680.50 sq. mtrs	12-01-2024	75,00,000/-	7,50,000/-	As on 01-06-2025, Rs.25228391.98 (plus further interest from 02-06-2025)
2	Mr Rajiv Srivastava (Borrower) & Mrs Vinita Srivastava (Co-Borrower) & Mr Sanjeev Srivastava (Co-Borrower & POA Holder) Loan A/c. No - 0902675100000842 & 0166675100002202	Fiat No-702, 7th Floor, Building No-01, B-Wing, Manavsthal Height Co-Op HSG Soc Ltd, Military Road, Ashok Nagar, Mumbai, Maharashtra-400072 Built up Area-775 sq ft	28-04-2025	1,70,00,000/-	17,00,000/-	As on 01-06-2025, Rs. 24765372.00 (plus further interest from 02-06-2025)
3	Mrs Neelam S Tiwari (Borrower) Loan A/c. No - 0767675100006477	Fiat No-A/1202, 12th Floor, Doll Co-Op HSG SOC Ltd, Bhatt Lane, Poisar, Kandivali West, Mumbai-400067 with covered car parking. Built up Area-726 sq ft	15-04-2025	1,82,00,000/-	18,20,000/-	As on 01-06-2025, Rs. 18644836.88 (plus further interest from 02-06-2025)
4	Ashraf Aslam Nadaf (Borrower) & Sultana Ashraf Nadaf (Co-Borrower) & Julekha Aslam Nadaf Loan A/C No - 2093675100006323 & 2093675100006446	Fiat No 106, B wing, Ritu Park, CHSL Building No-1, Vaishet Pada 2, Kurar Village, Malad East, Mumbai -400097, Maharashtra Built up Area-468 Sq ft (As per agreement)	01-01-2025	72,00,000/-	7,20,000/-	As on 31-05-2025, Rs 69,54,136.00 (Plus further interest from 01-06-2025)
5	Manita Bajoria (Borrower) & Nishit Bajoria (Co-Borrower) Loan A/C No - 0175675100003971	Duplex Flat No 705, 7 th & 8 th Floor, Building no 2, A Wing, Rajaram Complex, Mahatma Phule Road, Dombivli West, Thane- 421201 Carpet Area -1060 Sq ft +Open Terrace-480 Sq ft + 1 Car parking-150 sq ft (As per Index II)	19-09-2024	1,05,00,000/-	10,50,000/-	As on 31-05-2025, Rs 67,74,860.00 (Plus further interest from 01-06-2025)
6	Sachin Subhash Nirmale (Borrower) Loan A/C No - 0453675100003582 & 0453675100004138	Fiat no 204, 2 nd floor Building No -38, Vajjayanti vasant Vihar CHSL, Pokhran Road No 2, Village-Majiwada, Thane West, Maharashtra -400610. Carpet area 296 Sq ft (As per agreement)	22-01-2025	60,00,000/-	6,00,000/-	As on 31-05-2025, Rs 59,16,499.56 (Plus further interest from 01.06.2025)

7	Sairaj Kannan Thevar (Borrower) & Vaishali Kannan Thevar (Co-Borrower) & Shanti Kannan Thevar (Co-borrower) Loan A/C No - 0552675100009805 & 2093675100012704	Flat no 904, 9 th floor, E Wing, casa Fontana, Palava -2, Near Palava city, Talaja Bypass Road, Dombivli East, Thane, Maharashtra -421203 Carpet area -484 Sq ft (As per agreement)	27-12-2024	53,00,000/-	5,30,000/-	As on 31-05-2025, Rs 57,54,238.00, (Plus further interest from 01.06.2025)
8	Vinod Maruti yadav (Borrower) & Sachin Maruti yadav Loan A/C No - 552675100001212 & 1000675100002615 & 0183675100037226	Fiat no 305, 3 rd floor, E wing galaxy Apartement, Kurla East, Bhandari Estate, Umanwadi road, Mumbai, Maharashtra - 400071 Carpet area -626 sq ft (As per agreement)	18-12-2024	1,13,00,000/-	11,30,000/-	As on 31-05-2025, Rs 99,15,594.50 (Plus further interest from 01.06.2025)
9	Manoj Vinod Kakaria (Borrower) & Pratap V Kakaria (Co-Borrower) Loan A/c. No - 0501675100003483 & 0726675100011909	Office No-603, 6 th Floor, A-Wing, Saheen Chamber, Commercial Premises CHSL, Andheri West, Mumbai-400058, Maharashtra. Carpet area-446 sq. ft. (as per sale agreement)	12-06-2024	1,50,00,000/-	15,00,000/-	As on 31-05-2025, Rs 1,67,18,897.01 (Plus further interest from 01-06-2025)
10	Jasbir Ramesh Singh (Borrower) & Vandana Jasbir Singh (Co-Borrower) Loan A/c. No - 1911675100001519 & 0767675100004138	Fiat No- 1303, 13 th Floor, Neha Residency, Ramtekdi Road, Tokersey Jivraj Road, Sewree West, Mumbai-400015, Maharashtra. Carpet area-576 sq. ft. (as per sale agreement)	29-02-2024	1,84,00,000/-	18,40,000/-	As on 31-05-2025, Rs 2,52,58,122.77 (Plus further interest from 01-06-2025)

Detail of Schedule	
Sale of Bid/ Tender Document	24-06-2025 till 21-07-2025 (Till 4:00pm)
Date of Inspection	09.07.2025 (1:00 PM to 3:00 PM) For Serial No. 1 11.07.2025 (11:00 AM to 5:00 PM) For Serial No.5 & 7 14.07.2025 (11:00 AM to 5:00 PM) For Serial No.2 & 9 15.07.2025 (11:00 AM to 5:00 PM) For Serial No.3 & 4 16.07.2025 (11:00 AM to 2:00 PM) For Serial No.6 17.07.2025 (11:00 AM to 5:00 PM) For Serial No.8 & 10
Last Date of Submission of Bid along with EMD	21-07-2025 (Till 4:00 PM)
Date and Time of e-auction	22-07-2025 (2:00 P.M to 3:00 P.M with unlimited extension of 5 min)

For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and IDBI Bank's website i.e. www.idbi.com / www.idbibank.com.

For any clarification, the interested parties may contact, Shri Nitin Singh (M) 8539999774 (e-mail)- nitin.singh@idbi.co.in, or Shri Umesh Kumar Kori (M) 7000275146 (e-mail)- umesh.kori@idbi.co.in or Shri Sanjiv Jha (M) 7903316665 (e-mail) sanjiv.jha@idbi.co.in or Shri Tuhin Shome, AGM (M) 8981282408 (email)- tuhin.shome@idbi.co.in or Shri. Arjun Thakur, DGM (T) 022 -6127 9342 (e-mail) arjun.thakur@idbi.co.in. For e-auction support, you may contact PSB Alliance Pvt. Limited, Mob: - M. No- 8291220220/ e-mail- support.baanknet@psballiance.com

Notice under Rule 8 (6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s)/ Guarantor(s)/Mortgagor(s) of the Loan.

Date : 21.06.2025

Place: Mumbai

SD/-
Authorized Officer,
IDBI Bank Ltd