



IDBI BANK LIMITED,
Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021.
Tel.No.: 022-6127 9350 / 6127 9377 / 6127 9342

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6) & Rule 9(1))

E-auction/Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & Rule 9(1) 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) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND " WITHOUT RECOURSE" basis on 27.02.2026 for recovery of dues, due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower(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	Date of Inspection
1	M/s Gaurang Textiles Pvt Ltd (Borrower), Mr Devendra B Jain (Mortgagor) & Mr Navinchand B Jain (Mortgagor) (Loan A/c No-0039651100003018, 0039673200000532, 0039673200000240, 0039673200000648, 0039673200000541 & 0039672200000693)	Fiat No-301, 3rd Floor, B-Wing, Meru Apartment bearing C.S No.770 of Mazgaon Division, Dr Ambedkar Road, Chinchpokli, Mumbai, Maharashtra-400012. Carpet Area-678.00 sq. ft	05.08.2025	3,05,00,000/-	30,50,000/-	As on 01.02.2026, Rs. 8,55,76,617.95 plus interest thereon w.e.f. 02.02.2026	18.02.2026 (10:30 am to 11:30 am)
2	Mr. Bipin Patel (Loan A/c No-0039675100049513 & 0039675100049337)	Fiat No: 601, 6th Floor, C Wing, Om Sai Aaradhana Co-Op Hsg Soc Ltd, Deshmukh Residency, Shiv Vallabh Road, CTS No. C/2400, Dahisar East, Mumbai-400066. Carpet Area- 416.00 sq. ft	21.03.2025	68,00,000/-	6,80,000/-	As on 01.02.2026, Rs. 1,45,25,835.19 plus interest thereon w.e.f. 02.02.2026	21.02.2026 (04:00 pm to 05:00 pm)
3	Mr. Arjun Rajendra Khairaliya & Mr. Rajendra Dhilon Khairaliya (Loan A/c No-1000675100005081)	Fiat No: 102, 1st Floor, Building No-3, Hill View Apartment, Mohape, Dist-Raigad, Taluka-Panvel, Navi Mumbai-410206. Carpet Area- 32.18 sq. mtrs,	12.06.2025	19,00,000/-	1,90,000/-	As on 01.02.2026, Rs.26,06,980.12 plus interest thereon w.e.f. 02.02.2026	23.02.2026 (11:00 am to 12:00 pm)
4	Mr Mahesh Malekar (Borrower) & Mrs Dipali Mahesh Malekar (Co-Borrower) (Loan A/c No. : 1000675100005111)	Fiat No: 204, 2nd Floor, Shree Shashwat CHSL, A-4, Building No-2, Avenue A-4, Virar West, Palghar, Maharashtra-401303. Carpet Area-400 Sq Ft	05.07.2025	28,50,000/-	2,85,000/-	As on 01.02.2026, Rs 47,45,739.86 (plus further interest from 02.02.2026)	20.02.2026 (11:00 am to 11:30 am)
5	Jawahar Prasad (Borrower), Suchitra Devi Prasad (Co-Borrower) & Ravi Bhushankumar Jawahar Prasad (Loan A/c No.: 1000675100004084)	Fiat No.401, 4th Floor, D-Wing, Spenta Palazzio Building (Known as Palazzio), Safed Pool, Andheri Kurla Road, Andheri East, Mumbai-400072. Carpet Area-835.96 Sq Ft	22.09.2025	2,04,00,000/-	20,40,000/-	As on 01.02.2026, Rs 1,22,74,143.03 (plus further interest from 02.02.2026)	20.02.2026 (04:00 pm to 05:00 pm)
6	Shri Anand Vijay Kolamkar (Borrower) & Smt. Sherryl Anand Kolamkar (Co-Borrower) Loan A/c No. 0454675100016621	Fiat No. 904, A Wing, Casa Marvella Palava 2, Sector 6, Taloja Bypass Road, Dombivali East, Thane-421203, Maharashtra. Carpet Area-540 Sq. Ft. (As per sale Agreement)	29.04.2025	44,10,000/-	4,41,000/-	As on 31.01.2026, Rs.68,44,647.85 (plus further interest from 01-02-2026)	16.02.2026 (02:00 pm to 03:00 pm)
7	Mr. Manoj Vinod Kakaria (Borrower) & Mr. Pratap V Kakaria (Co. Borrower) Loan A/c No - 0501675100003483 & 0726675100011909	Office No.603 6th Flr A-Wing Saheen Chambers, Commercial Premises CHSL, Andheri West 400058. Built-up Area-535 Sq. ft. (As per Index II)	12.06.2024	1,28,00,000/-	12,80,000/-	As on 31.01.2026, Rs.1,80,33,342.81 (plus further interest from 01-02-2026)	20.02.2026 (02:00 pm to 03:00 pm)
8	Mr. Jaalindra Shinde (Borrower) & Mrs. Shruti Jaalindra Shinde (Co-borrower) Loan A/c No- 0187675100005906	Fiat No. 304, 3RD Floor, Building NO. 3, Yogi Niwas, S.NO. 39, A H.NO.1A, (P), Phule Village Jausai, Ambarnath, District: Thane, State : Maharashtra, Pincode-400706. Carpet 473 sq. ft. (As per Index II)	21.07.2025	24,00,000/-	2,40,000/-	As on 31.01.2026, Rs.21,18,374.36 (plus further interest from 01-02-2026)	18.02.2026 (01:30 pm to 2:30 pm)
9	Mr. Abhishek Dattam Kasar (Borrower) Loan A/c No. 0188675100007047 0188675100007269, 0188675100007078	Fiat No.201, 2nd Floor, Jayshiv Palace CHSL, A-wing, Sneha Hospital cross Lane Bhaynder, Thane, Mumbai-401105. Built-up Area- 304 sq. ft. (As per Index II)	19.07.2025	23,00,000/-	2,30,000/-	As on 31.01.2026, Rs.35,68,056.19 (plus further interest from 01-02-2026)	20.02.2026 (12:30 pm to 1:00 pm)
10	Miss. Shilpa Pandey (Borrower) Loan A/c No. 1487675100007702 1487675100007719	Fiat No-1601, 16TH Floor, D Wing, Versatile Valley, Shilphata Road, Dombivali (East), Thane -421204, Maharashtra. Carpet Area - 600 sq. ft. (As per Index II)	30.06.2025	72,00,000/-	7,20,000/-	As on 31.01.2026, Rs.77,75,724.04 (plus further interest from 01-02-2026)	16.02.2026 (11:00 am to 12:00 pm)
11	Shri Aditya Pandey (Borrower) &	Fiat No. 1905, 19th Floor, B - Wing, Versatile Valley, Nille	02.12.2024	57,00,000/-	5,70,000/-	As on 31.01.2026	16.02.2026

11	Shri Aditya Pandey (Borrower) & Smt. Uma Pandey (Co. Borrower) Loan A/c. No- 0004675100032577 & 0004675100032595	Flat No. 1905, 19th Floor, B - Wing, Versatile Valley, Nilje, Dombivli (East), Kalyan, Dist- Thane (Maharashtra) - 421204. Carpet Area - 600.00 Sq. ft. (As per sale agreement)	02.12.2024	57,00,000/-	5,70,000/-	As on 31.01.2026 Rs. 86,11,268.00 (plus further interest from 01-02-2026)	16.02.2026 (11:00 am to 12:00 pm)
12	Shri Dhaleshwar Singh (Borrower) Loan A/c. No- 0004675100032267 & 0004675100032221	Flat No - 1805, 18th floor, D-Wing, Versatile Valley, Katai Toli Naka, Kalyan Shil Road, Nilje, Dombivli (East), Dist- Thane (Maharashtra) - 421204. Carpet Area - 625.27 Sq. ft. (As per sale agreement)	02.12.2024	59,00,000/-	5,90,000/-	As on 31.01.2026 Rs. 76,96,996.88 (plus further interest from 01.02.2026)	16.02.2026 (11:00 am to 12:00 pm)
13	Shri Vijay K Sharma (Borrower) Loan A/c. No- 0004675100035352 & 0004675100035361	Flat No. 210, 2nd Floor, D-wing, Versatile Valley, CTS No.12/9.14.15.1617/1/a Nilje, Kalyan, Dist- Thane (Maharashtra) -421204. Carpet Area - 404.18 Sq. ft. (As per sale agreement)	04.12.2024	38,00,000/-	3,80,000/-	As on 31.01.2026 Rs. 64,57,861.79 (plus further interest from 01.02.2026)	16.02.2026 (11:00 am to 12:00 pm)
14	Shri Pramod Pandey (Borrower) & Smt. Shilpa Pandey (Co. Borrower) Loan A/c. No - 0166675100005784 & 0166675100005777	Flat No. 2002, 20th Floor, B-Wing, Versatile Valley, Village - Nilje, Dombivli (East), Taluka- Kalyan, Dist - Thane - 421204 (Maharashtra). Carpet Area - 600.00 Sq. ft. (As per sale agreement)	10.01.2025	57,00,000/-	5,70,000/-	As on 31.01.2026 Rs. 82,49,614.75 (plus further interest from 01.02.2026)	16.02.2026 (11:00 am to 12:00 pm)
15	Shri Chintan Ramesh Devalla (Borrower) & Smt. Mansi Bipin Solanki (Co. Borrower) Loan A/c No - 0004675100032823 0004675100032832, 0004675100032966 0004675100032957	Flat No. 01, Ground Floor, Jaya Garden CHSL Bldg No 03, Village- Mira, Mira Road (East), Behind Hetal Park, Opp. Jangid Estate, Dist - Thane (Maharashtra) - 401107 Built up Area - 775 Sq. ft. (As per sale agreement)	06.03.2025	71,00,000/-	7,10,000/-	As on 31.01.2026 Rs. 1,95,17,894.15 (plus further interest from 01.02.2026)	21.02.2026 (02:00 pm to 03:00 pm)
16		Flat No. 02, Ground Floor, Jaya Garden CHSL Bldg No 03, Village- Mira, Mira Road (East), Behind Hetal Park, Opp. Jangid Estate, Dist - Thane (Maharashtra) - 401107 Built up Area - 775 Sq. ft. (As per sale agreement)	06.03.2025	72,00,000/-	7,20,000/-		
17	Shri Manoj Bailu Walmiki (Borrower) & Smt. Hemlata Manoj Walmiki (Co. Borrower) Loan A/c No- 0004675100033150 & 0004675100033141	Flat No. 1202, 12th Floor, D - Wing, Versatile Valley, Nilje, Dombivli (East), Kalyan, Dist- Thane (Maharashtra) - 421204. Carpet Area - 625.27 Sq. ft. (As per sale agreement)	11.03.2025	59,00,000/-	5,90,000/-	As on 31.01.2026 Rs. 80,23,305.12 (plus further interest from 01.02.2026)	16.02.2026 (11:00 am to 12:00 pm)
18	Shri Abhinow K Chaubey (Borrower) Loan A/c. No- 0004675100032188 & 0004675100032151	Flat No. 106, 1st Floor, B - Wing, Versatile Valley, Nilje, Dombivli (East), Kalyan, Dist- Thane (Maharashtra) - 421204. Carpet Area - 625.27 Sq. ft. (As per sale agreement)	25.03.2025	59,00,000/-	5,90,000/-	As on 31.01.2026 Rs. 76,83,315.07 (plus further interest from 01.02.2026)	16.02.2026 (11:00 am to 12:00 pm)
19	Kripa Shankar Prajapati (Borrower) Loan A/c. No- 0004675100030737 & 0004675100030968	Flat No. 506, 5th Floor, B-Wing, Prime Balaji Heights, Survey No. 139, Hissa No - 2, D P Road, Badlapur Gaon, Badlapur (West), Taluka - Ambemath, Dist- Thane - 421503, Maharashtra. Carpet Area - 242.08 sq ft. (As per Sale Agreement)	09.07.2025	25,50,000/-	2,55,000/-	As on 31.01.2026, Rs. 38,00,053.50 (plus further interest from 01.02.2026)	18.02.2026 (03:30 pm to 4:00 pm)
20	Mohammed Ashfaq Shah (Borrower) & Habiba Khatoun (Co-Borrower) Loan A/c. No- 0004675100038128 & 0004675100038465	Flat No.101, 1st Floor, Ghorpade Heights, Gut no.23, Part- 6, Village- Manjarli, Taluka - Ambemath, Badlapur (West) Thane-421503. Carpet Area - 418.72 sq. ft. (As per Sale Agreement)	09.07.2024	37,00,000/-	3,70,000/-	As on 31.01.2026, Rs. 57,42,769.16 (plus further interest from 01.02.2026)	18.02.2026 (04:30 pm to 5:00 pm)
21	Deepal Jawahar Jhaveri (Borrower) Loan A/c. No- 0100675100005470 0100675100005524, 0100675100005777	Flat No 102, 1st Floor, C Wing Bhoomi Saraswati CHSL, Bhoomi Enclave, Mahavir Nagar, Dahanukarwadi, Kandivli, West, Mumbai, Maharashtra- 400067. Total Area - 720 sq.ft. (BUA- 550 sq.ft.along with Open Terrace - 170 sq.ft As per Sale Agreement)	13.08.2025	1,32,00,000/-	13,20,000/-	As on 31.01.2026, Rs. 1,57,80,100.89 (plus further interest from 01.02.2026)	21.02.2026 (12:00 pm to 01:00 pm)
22	M/s Ashok Garage 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	28,00,000/-	2,80,000/-	As on 01.02.2025, Rs 4,24,04,171.88 (plus further interest from 02.02.2025)	21.02.2026 (02:00 pm to 04:00 pm)
23	Sale of Bid/ Tender Document		13.02.2026 to 26.02.2026 (Till 4.00 P.M)				
24	Last Date of Submission of Bid along with EMD		26.02.2026 (Till 4.00 PM)				
25	Date and Time of e-auction		27.02.2026 (11.00 A.M to 12.00 P.M with unlimited extension of 5 min).				
26	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. Arjun Thakur, DGM (M) 9850443331 (T) 022 -6127-9342 (e-mail) - arjun.thakur@idbi.co.in or Shri Tuhin Shome, AGM (M) 8981282408 (T) 022-6127-9377 (e-mail)- tuhin.shome@idbi.co.in or Shri Umesh Kumar Kori, AGM (M) 7000275146 (T) 022-6127-9253 (e-mail)- umesh.kori@idbi.co.in or Shri Shailesh Verma, Manager (M) 9527184260 (T) 022-6127-9350 (e-mail)-shailesh.verma@idbi.co.in or Shri Nitin Singh, Manager (M) 8539999774 (T) 022-6127-9236 (e mail) -nitin.singh@idbi.co.in. For e-auction support, you may contact PSB Alliance Pvt Limited, Mob:- M. No- 8291220220/ e-mail-support.baanknet@psballiance.com. This is 15 days' Notice under Rule 9(1) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s)/ Guarantor(s)/Mortgagor(s) in the Loan.						
Place : Mumbai Date : 11.02.2026			Sd/- Authorised Officer, IDBI Bank Ltd.				