

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", "WHATSOEVER 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 & 0039672200000893)	Flat 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)	Flat No: 601, 6th Floor, C Wing, Om Sai Aaradhana Co-Op Hsg Soc Ltd, Deshmukh Residency, Shiv Vailabh 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)	Flat 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)	Flat 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)	Flat No.401, 4th Floor, D-Wing, Spenta Palazzo Building (Known as Palazzo), 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)	Flat No. 904, A Wing, Casa Marvella Palava 2, Sector 6, Talaja Bypass Road, Dombivli 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)	Flat No. 304, 3RD Floor, Building NO. 3, Yogi Niwas, S.NO. 39, A H.N.C.1A, (P), Phule Village Jausal, 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)	Flat 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)	Flat No-1601, 16TH Floor, D Wing, Versatile Valley, Shilphata Road, Dombivli (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) &	Flat 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

from 01.02.2026)

11	Shri Aditya Pandey (Borrower) & Smt. Uma Pandey (Co. Borrower) Loan A/c. No.- 0004675100032577 & 0004675100032595	Fiat No. 1905, 19th Floor, B - Wing, Versatile Valley, Nilje, Dombivali (East), Kalyan, Dist- Thane (Maharashtra) - 421204. Carpet Area - 600.00 Sq. ft. (As per sale agreement)	02.12.2024	57,000,000/-	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	Fiat No.- 1805, 18th floor, D-Wing, Versatile Valley, Katali Tolt Naka, Kalyan Shil Road, Nilje, Dombivali (East), Dist- Thane (Maharashtra) - 421204. Carpet Area - 625.27 Sq. ft. (As per sale agreement)	02.12.2024	59,000,000/-	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	Fiat 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	38,000,000/-	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.- 0166875100005784 & 0166875100005777	Fiat No. 2002, 20th Floor, B-Wing, Versatile Valley, Village -Nilje, Dombivali (East), Taluka- Kalyan, Dist - Thane - 421204 (Maharashtra). Carpet Area - 600.00 Sq. ft. (As per sale agreement)	10.01.2025	57,000,000/-	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 Devalia (Borrower) & Smt. Mansi Bipin Solanki (Co. Borrower) Loan A/c. No.- 0004675100032823 0004675100032832, 0004675100032966 0004675100032957	Fiat 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	71,000,000/-	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		Fiat 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	72,000,000/-	7,20,000/-		
17	Shri Manoj Balu Walimiki (Borrower) & Smt. Hemlata Manoj Walimiki (Co. Borrower) Loan A/c. No.- 0004675100033150 & 0004675100033141	Fiat No. 1202, 12th Floor, D - Wing, Versatile Valley, Nilje, Dombivali (East), Kalyan, Dist- Thane (Maharashtra) - 421204. Carpet Area - 625.27 Sq. ft. (As per sale agreement)	11.03.2025	59,000,000/-	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	Fiat No. 106, 1st Floor, B - Wing, Versatile Valley, Nilje, Dombivali (East), Kalyan, Dist- Thane (Maharashtra) - 421204. Carpet Area - 625.27 Sq. ft. (As per sale agreement)	25.03.2025	59,000,000/-	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	Fiat No. 506, 5th Floor, B-Wing, Prime Bala 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	Fiat No. 101, 1st Floor, Ghorepade 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	Fiat No 102, 1st Floor, C Wing Bhoomi Saraswati CHSL, Bhoomi Enclave, Mahavir Nagar, Dahanukarwadi, Kandivali West, Mumbai, Maharashtra- 400067. Total Area - 720 sq.ft. (BUA- 650 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	28,000,000/-	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 Tuhi Shome, AGM (M) 8981282408 (T) 022-6127-9377 (e-mail)- tuhi.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.							