



ZONAL OFFICE : RECOVERY DEPT. 2nd Floor, Mumbai Samachar Marg, Fort, Mumbai - 400 023.
Phone No.: (022) 2218 7401, 22187104, Fax No. : (022) 2218 8550

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" through e-auction platform provided at the website <https://www.baanknet.com>

"APPENDIX-IV-A" [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
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 the Borrower(s) and Guarantor(s) that the below Described immovable property Mortgaged / Charged to the Secured Creditor, the **Symbolic / Physical Possession** of which has been taken by the Authorized Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "A S IS WHAT IS" AND "WHAT E VER THERE IS" on the date mention below for recovery as follows :-

DATE AND TIME OF E-AUCTION : 11.06.2025 From 11.00 AM to 04.00 PM Encumbrances on property: Nil

Sr. No.	Description of The Property With Property ID No. (Status of Possession)	Name of The Borrower/ Guarantor/ Mortgagor with Address	Amount of Secured Debt	Reserve Price	Branch Name
				Earnest Money Deposit (EMD) Bid Incremental Amt.	
1.	Flat No. 204, Second Floor, Wing no. B "Vardhaman Nest Home, S No. 155/8, 9, Near Marathi School, Mouje Mamdapur, Tal Karjat, Dist. Raigad - 140101 admeasuring 380sq. ft. carpet Property ID No. IDIBTRUPTI (Physical Possession)	Trupti Narayan Nibalkar Flat number 204, Second Floor, Wing No. B "Vardhaman Nest Home", S No. 155/8,9 Near Marathi School Mouje Mamdapur, Tal Karjat, Dist. Raigad	Rs. 16,92,215/-	Rs. 11,12,000/- Rs. 1,11,200/- Rs. 10,000/-	Kharghar Sec 2 Branch Kalpana Purohit - 9819807371 Authorised Officer Shyam Kumar - 8391998817 Branch Manager
2.	Flat No. 301, 3rd Floor, Baitul Ansar Height, Opposite Apna Nursing Home, Near Jalaram Saiv Mill, Gabi Nagar Road, Plot Of Land Bearing Survey No. 98/14 Palki, CTS No. 4249a Village Nagaon, Bhiwandi 421302. Property ID No. IDIBNAIM1 (Symbolic Possession)	M/s. Naim Textile Flat No. 301, 3rd Floor, Baitul Ansar Height, Opposite Apna Nursing Home, Near Jalaram Saiv Mill, Gabi Nagar Road, Plot Of Land Bearing Survey No. 98/14 Palki, CTS No. 4249a Village Nagaon, Bhiwandi 421302.	Rs. 54,97,747/-	Rs. 56,03,000/- Rs. 5,60,300/- Rs. 10,000/-	Bhiwandi Branch Kalpana Purohit - 9819807371 Authorised Officer Sandesh Bhade 9967482903 Branch Manager
3.	Office No. 2, 2nd Floor, Manthan Plaza CTS No. 962-D, Near SVC Bank Pandit JLN Road Vakola Santacruz East Koli Kalyan Dist. Mumbai 400055 Property ID No. IDIBREGAL01 (Physical Possession)	Regal Polytech Pvt. Ltd. M/s. Regal Polytech Pvt Ltd, H.No. 1691/7, 103 B, Sai Krupa Building, Reti Bunder Road, Kaiher, Bhiwandi, Thane - 421302.	Rs. 6,63,36,855/-	Rs. 3,38,54,000/- Rs. 33,85,400/- Rs. 50,000/-	Matunga Bazar Branch Kalpana Purohit - 9819807371 Authorised Officer Yugal Bhatia - 8871371535 Branch Manager
4.	Office No. 3, 2nd Floor, Manthan Plaza CTS No. 962-D, Near SVC Bank Pandit JLN Road Vakola Santacruz East Koli Kalyan Dist. Mumbai 400055 Property ID No. IDIBREGAL02 (Physical Possession)	Regal Polytech Pvt. Ltd. M/s. Regal Polytech Pvt Ltd, H.No. 1691/7, 103 B, Sai Krupa Building, Reti Bunder Road, Kaiher, Bhiwandi, Thane - 421302.	Rs. 6,63,36,855/-	Rs. 3,46,92,000/- Rs. 34,69,200/- Rs. 50,000/-	Matunga Bazar Branch Kalpana Purohit - 9819807371 Authorised Officer Yugal Bhatia - 8871371535 Branch Manager
5.	Bungalow consisting of Ground+1 floors, Plot No. 144, Elegant Phase 1, Plot of land bearing new survey No. 262, Village Jamburung, Karjat, Taluka Karjat, Dist. Raigad 410201 admeasuring 205 sq. m. Property ID No. IDIBHKENT (Symbolic Possession)	H.K. ENTERPRISES Shop No. 104, Aarena Plaza, Thugeswara Phata, Vasai East Mumbai 401208	Rs. 6,63,36,855/-	Rs. 52,75,000/- Rs. 5,27,500/- Rs. 10,000/-	Mandavi Branch Kalpana Purohit - 9819807371 Authorised Officer Shaikhshavali Dudekula - 8331024504 Branch Manager
6.	HONDA AMAZE/1.5 VX CVT IDTEC Chassis No. MAKDF668HM4300118 Engine No. N15A14200308 Property ID No. IDIBCARSATISH (Physical Possession)	Satish Chandrakant Sawant Bk No. 1073, Renuka Society, O.T Section, Ulhasnagar - 421003	Rs. 8,87,279/- + Unrealised Interest + Accrued Interest + Charges	Rs. 6,04,000/- Rs. 60,400/- Rs. 10,000/-	Branch Ulhasnagar Kalpana Purohit - 9819807371

7. M/s. Mahavir Polyfilms Pvt. Ltd., M/s Mahavir Ployfilms Pvt. Ltd, Gala No. 5A, Jalaram Complex Village Pimpas, Bhiwandi 421311. (Symbolic Possession)
Amount of Secured Debt : Rs. 19,94,45,000/- Branch Name : Mumbai Fort Branch
Contact Person :
 1. Kalpana Purohit - 9819807371 Authorised Officer
 2. Krishna Dwivedi - 9888578788 Branch Manager

Sr. No.	Description	Area Sq. Ft	Name of	Reserve Price	Property ID
				EMD Increment	
1.	EM of Bldg at Gala No. 104, B1 Jai Jalaram Complex, Pimpas, Bhiwandi Belonging to the Company	4175	Mahavir Polyfilms Private Limited	Rs. 1,20,24,000/- Rs. 12,02,400/- Rs. 50,000/-	IDIBMAHAVIR01
2.	EM of Bldg. at Gala No. 105, B1 Jai Jalaram Complex, Pimpas, Bhiwandi Belonging to the Company	4175	Mahavir Polyfilms Private Limited	Rs. 1,24,10,000/- Rs. 12,41,000/- Rs. 50,000/-	IDIBMAHAVIR02
3.	EM of Bldg at Gala No.106, 1st Floor, Building No. B-1, Jai Jalaram Complex, Land Bearing S.No. 34/1,4,5,6(pt), Village Pimpas, Taluka, Bhiwandi, Dist.	4175	Mahavir Polyfilms Private Limited	Rs. 1,20,24,000/- Rs. 12,02,400/- Rs. 50,000/-	IDIBMAHAVIR03
4.	Gala No.107, 1st Floor, Building No. B-1, Jai Jalaram Complex, Land Bearing S.No.34/1,4,5,6(pt), Village Pimpas, Taluka, Bhiwandi, Dist.	4175	Mahavir Polyfilms Private Limited	Rs. 1,20,24,000/- Rs. 12,02,400/- Rs. 50,000/-	IDIBMAHAVIR04
5.	EM of Bldg at Gala No. 108 1st Floor, Bldg. No. B-1 Jai Jalaram complex land bearing S No. 34 Hissa No. 1,4,5,6(pt) Village Pimpas Taluka Bhiwandi.	4175	Mahavir Polyfilms Private Limited	Rs. 1,20,24,000/- Rs. 12,02,400/- Rs. 50,000/-	IDIBMAHAVIR05
6.	EM of Bldg at Gala No. 109 & 110 1st Floor Bldg. No. B-1 Jai Jalaram complex land bearing S No. 34 Hissa No. 1,4,5,6(pt) Village Pimpas Taluka Bhiwandi.	8350	Mahavir Polyfilms Private Limited	Rs. 2,40,48,000/- Rs. 24,04,800/- Rs. 50,000/-	IDIBMAHAVIR06
7.	EM of Bldg at Gala at No: 5 and at Bldg. No. B1 in Jalaram Complex, Pimpas, Bhiwandi	4175	Mahavir Polyfilms Private Limited	Rs. 1,31,51,000/- Rs. 13,15,100/- Rs. 50,000/-	IDIBMAHAVIR07
8.	EM of Office No. 303 3rd Floor, in Neo corporate Plaza CHSL Ramchandra Lane Extension Kanchpada Marve Road Malad West, Taluka Mumbai Dist. Mumbai	288.58	Mahavir Polyfilms Private Limited	Rs. 83,23,000/- Rs. 8,32,300/- Rs. 50,000/-	IDIBMAHAVIR08
9.	EM of Office No. 304 3rd Floor, in Neo corporate Plaza CHSL Ramchandra Lane Extension Kanchpada Marve Road Malad West, Taluka Mumbai Dist.Mumbai	288.58	Mahavir Polyfilms Private Limited	Rs. 83,23,000/- Rs. 8,32,300/- Rs. 50,000/-	IDIBMAHAVIR09
10.	Flat No. 903, 9th Floor, B-Wing, Raja Tower, Asha Nagar-1 Co-Op Hsg. Soc. Ltd. Minerva Industrial Estate, Off PK Road, Nahur, Mulund West.	506	Dipesh B. Shah	Rs. 1,02,96,000/- Rs. 10,29,600/- Rs. 50,000/-	IDIBMAHAVIR10

DATE AND TIME OF E-AUCTION : 25.06.2025 From 11.00 AM to 04.00 PM **Encumbrances on property: Nil**

8.	Flat No. 304, 3rd Floor, A wing, Anmol Residency, Building No. 2, Plot No. 3,4 S no. 45/2, 58/0, Davad, Tal Panvel, Dist. Raigad admeasuring 386 sq.ft. carpet Property ID No. IDIBSANDEEP (Symbolic Possession)	Sandeep Shivaji Supal Matrchaya Bldg, Room No. 112, 1st Floor, M K Palav Marg, Curry Road, Mumbai 400013.	Rs. 14,22,886/-	Rs. 24,84,000/- Rs. 2,48,400/- Rs. 10,000/-	Sion Branch Anjana Jha - 9709374737 Authorised Officer Anjana Jha - 9709374737 Branch Manager
9.	Flat No. 405, 4th Floor, Wing No. E, "Leelaangan" S. No. 135, Hissa No. 2, Near Maple Housing Complex, Village - Badlapur, Tal. Ambernath, Dist - Thane 421503 Bounded by: North: Wing No. D, South: Wing No. A, East: Open Space, West: Wing No. B Property ID No. IDIBSACHINBUDKE (Symbolic Possession)	Sachin Anandrao Budke Flat No. 405, 4th Floor, Wing No. E, "Leelaangan" S. No. 135, Hissa No. 2, Near Maple Housing Complex, Village - Badlapur, Tal. Ambernath, Dist - Thane 421503.	Rs. 40,74,362/-	Rs. 45,82,000/- Rs. 4,58,200/- Rs. 10,000/-	CBD Belapur Kalpana Purohit - 9819807371 Authorised Officer Surinder Kumar - 99158 18617 Branch Manager

Bidders are advised to visit the website <https://www.baanknet.com> of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.baanknet@psballiance.com

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>

Date: 20.05.2025

Place: Mumbai

Sd/-
Indian Bank, Authorized Officer